



TES Environmental Services Ltd

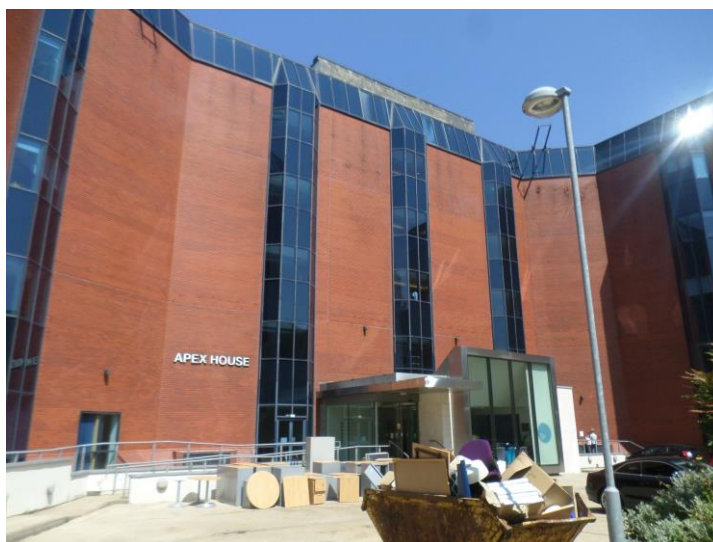
Asbestos Removal • Asbestos Surveys

Unit 6, Griffin Business Park, Walmer Way, Chelmsley Wood, Birmingham B37 7UX
Tel. 0121 244 0427 Fax. 0121 788 8529 Email. info@tesenvironmental.co.uk
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TARGETED PRE-REFURBISHMENT SURVEY

APEX HOUSE
3 EMBASSY DRIVE
EDGBASTON
BIRMINGHAM
B15 1TR



Client:

Estilo Interiors Ltd
Unit C Ludgate Court
Water Street
Birmingham
B3 1EP

Surveyor:

Rory O'Hare

Analytical Laboratory:

Athena Environmental Services

Date Completion of Survey:

15.06.2016



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1. INTRODUCTION

At the request of Bernard Hopson, TES Environmental Services Ltd visited Apex House, 3 Embassy Drive, Edgbaston. The reason for the visit was to carry out a Targeted Pre-Demolition Survey to the basement, ground and first floors as defined in HSE Guidance Document Asbestos: The Survey Guide (HSG264).

Site Description

| | |
|---|--|
| Type/Use of building | Office block |
| Approximate age of property | Built in 1980-90s |
| External Construction | Brick and block built with large windows from ground to the roof level. |
| Internal Construction | Concrete floors, brick and block walls with plasterboard ceilings with suspended ceilings in the majority of rooms |
| Number of Floors and additional basements and roof spaces | Four storey building with addition basement/carpark |
| External Areas | Hard standing |
| Outbuildings | N/A |

| |
|---|
| Areas included within the scope of the survey/site |
| All assessable areas within the basement/carpark, ground, first floor. |
| Areas excluded from survey and reasons why |
| Electrical and mechanical- Not within scope of survey All other locations outside requested areas – Not within targeted areas requested by client. Electric room within carpark – Danger don't enter sign upon doors. Lift Shafts - Not within targeted areas requested by client. |



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2. EXECUTIVE SUMMARY

The aim of this section is to provide an overview of all identified Asbestos Containing Materials (ACMs), presumed or strongly presumed. The full details of the ACMs can be found in the inspection records.

Following a thorough inspection within the scope of a targeted refurbishment/demolition survey identified in the introduction on page 3. Eight materials had samples taken for further analysis, after independent UKAS Accredited laboratory analysis two of the sampled items were proven positive for containing asbestos.

The gaskets to the pipework were sampled on the ground and first floor, with both being proven to be asbestos containing materials. Any gaskets should now be treated as asbestos. It is not suspected that any of these gaskets are to be disturbed as part of the renovation works, therefore they should be labelled as asbestos. If any of the pipework is to be renewed, then these gaskets must be removed under controlled asbestos removal conditions and disposed of as asbestos waste.

The survey summary table contains details of items proven to contain asbestos or are presumed and strongly presumed to contain asbestos. Any area we could not access should be presumed to contain asbestos until these areas are surveyed.

In the absence of a priority risk assessment these scores should be taken to be priorities for action. Remedial actions are also noted in this section. For further advice please do not hesitate to call TES Environmental Services Ltd.

It should be noted that the report does not contain a priority risk assessment because under the Control of Asbestos Regulations 2012 the responsibility for such risk assessments are the responsibility of the duty holder responsible for the property concerned. TES Environmental can provide advice and assistance with this process on request.

It is not a legal requirement that the removal or any work that is likely to disturb the products above to be undertaken by a licensed contractor. However it must be undertaken in accordance with the Control of Asbestos regulations 2012.

It is our recommendation that all asbestos containing materials identified in the survey that may require removal, are removed by a contractor licensed under the provision of the Control of asbestos Regulations 2012.

Any waste that is produced from any removal of asbestos containing materials must be disposed of as hazardous waste in accordance with the Hazardous Waste (England and Wales) regulations 2005.

If materials suspected of containing asbestos come to light during refurbishment, then **work must be stopped** until the materials can be sampled and analysed for an asbestos type. If the result indicates the presence of asbestos then the risk assessment and plan of work should be reviewed and amended where necessary prior to the continuation of further associated works.

As per Construction (Design & Management) or CDM Regulations 2007 and Control of Asbestos Regulations 2012 where refurbishment or demolition is required further inspections may be required. If further clarity is required please contact TES Environmental Services Ltd.



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Survey Summary Table

The following table contains a summary of positively identified ACMs. They have been identified by a combination of bulk sampling; identification of visually identical materials; and by presumption or strong presumption.

| Item | Floor | Location | Sample Ref | Material Description | Asbestos | Risk | Recommendations |
|------|---------------------------------------|----------------------|------------|---|------------|------|--|
| 01 | Basement, Ground & first floors | All pipework flanges | 007 008 | Compressed asbestos fibre gaskets | Chrysotile | 2 | If not to be disturbed as part of renovation works they should be labelled to indicate their presence. If any pipework to be renewed, then gaskets should be removed under controlled asbestos removal conditions. |



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3. Survey Information

This survey was intended to identify asbestos containing materials present on the site in accordance with the specification described as a Refurbishment/ Demolition Survey by the Health & Safety Executive in their publication HSG 264 The Survey Guide (ISBN 978-0-7176-6385-9)

The purpose of a "Refurbishment/ Demolition Survey" is to locate and describe, as far as reasonably practicable, asbestos containing materials which must be removed from the building prior to demolition or major refurbishment. This may involve destructive inspection to gain access to some areas. Representative samples of materials that have the potential to contain asbestos are taken and submitted to a testing house which holds accreditation for the identification of asbestos in bulk materials from the United Kingdom Accreditation Service (UKAS).

The condition of the asbestos is not assessed other than to note areas of damage which will need to be considered when asbestos removal works are specified. Areas and lengths of asbestos containing materials given in the report are however indicative only and are not intended for tendering purposes.

In instances where it was not reasonably practicable to access materials suspected of containing asbestos they have been presumed to do so and relevant comments have been made in the report. In particular electrical, gas and mechanical equipment were not dismantled for inspection for technical and safety reasons unless indicated to the contrary.

Inaccessible Area/Reasons for No Access

None

Specific Reservations and Concerns

If pipework is to be renewed to any of the floors, then the gaskets should be removed under controlled asbestos removal conditions and disposed of as asbestos waste.

Register Format

The register includes Material Report Forms providing the following information:-

- Sample locations
- Fibre content and material type
- An estimate of area, length or thickness as appropriate
- Photographs
- Relevant comments

The survey findings have been compiled into a register format. All samples of asbestos materials taken or presumed to contain asbestos during the survey are numbered to identify their origin.



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Risk Assessment

The Duty to Manage

The duty to manage asbestos in the work place under CAR 2012, requires a written plan to be produced, specifying measures to be taken to control and manage the risk from identified, presumed and strongly presumed ACMs. An important stage of this process is to assess the potential for fibre release of each ACM found. To help make the assessment in a structured and recordable way, the standard material assessment algorithm developed in accordance with HSG264 has been utilised. This is used to establish an initial material management priority.

Material Risk Assessment Algorithm

To determine the amount of potential fibre release from an ACM when subject to perceived day to day disturbance this survey uses the four parameters:

- Product Type
- Extent of damage or deterioration
- Surface treatment
- Asbestos Type

Each of these is scored on a scale of 1-3.

High – 3, Medium – 2 or Low – 1

Two categories allow a nil score. The values of all four parameters are added together to give a total score of between 2 and 12

Material Assessment Algorithm

| | Score | Examples of scores |
|---|-------|--|
| Product Type (or debris) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-ridged paints or decorative finishes, asbestos cement, etc.) |
| | 2 | Asbestos Insulation Board (AIB), mill-boards, other low density insulation boards, asbestos textiles, asbestos paper and felt. |
| | 3 | Thermal Insulation (e.g. pipe insulation and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing. |
| Extent of damage or deterioration | 0 | Good condition-No visible damage |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc. |
| | 2 | Medium damage: significant breakages of materials or several small areas where material has been damaged revealing loose asbestos fibres |
| | 3 | High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris. |
| Surface Treatment | 0 | Composite materials containing asbestos. Reinforced plastics, resins and vinyl floor tiles. |
| | 1 | Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets, etc. |
| | 2 | Unsealed AIB, or encapsulated lagging and sprays |
| | 3 | Unsealed lagging and sprays |
| Asbestos Type | 1 | Chrysotile |
| | 2 | Amphibole asbestos excluding crocidolite |
| | 3 | Crocidolite |



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Presumed or strongly presumed ACMs are scored as crocidolite (3) unless analysis of similar samples from the building show a different asbestos type, or if there is reasonable argument that another type of asbestos was almost always used (i.e. floor tiles will always be presumed to contain chrysotile)

Material Risk Assessment

A risk assessment incorporates a scoring system for each asbestos item relating to its potential for fibre release. This provides a simple and effective method by which priorities for action can be assigned. Points are accumulated according to the product type, extent of damage, surface treatment and asbestos type.

The risk assessment code ranges between 2 and 12 producing the following risk bands:-

High = 10 – 12 Medium = 7 – 9 Low = 5 – 6 Very Low = 2 – 4

'High' Risk Category

Materials in the 'high' category require urgent consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate:-

- 1) Complete removal.
- 2) Encapsulation, sealing or other protection including marking with appropriate warning labels.
- 3) Decontamination works.
- 4) Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (This may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being released).

'Medium' risk category

The condition of any material in the 'medium' category requires regular monitoring and a programme of encapsulation or removal may well be appropriate in the medium to long term.

'Low' risk category

'Low' risk category materials are generally not considered to cause any immediate concern and are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring is however advisable.

'Very Low' risk category

'Very Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern, as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring is however advisable.

Non-asbestos materials are not scored. Samples found not to contain asbestos after analysis are recorded as NADIS or "No asbestos detected in sample". Where ACMs are presumed to be present and have not been identified due to access restrictions, it is strongly recommended that these areas are tested for ACMs prior to any work commencing.



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Developing the Material Assessment into an Asbestos Management Plan

The material risk assessment identifies asbestos containing materials most likely to release fibres into the air and will give a good initial guide to the priority for management.

Management priority however must be determined by undertaking a priority assessment in addition to the material assessment. This will determine the likelihood of the asbestos containing materials being disturbed by taking into account maintenance activities, human exposure potential, likelihood of disturbance and occupant activity.

The combined risk assessments are then to be used to form a management plan in accordance with the HSE publication "A Comprehensive Guide to Managing Asbestos in Premises", HSG 227.

The priority assessment and management plan do not form part of this survey and report.

Review of the Register

It is normal practice to review all asbestos registers on an annual basis or more frequently where there is potential for rapid deterioration. This involves re-evaluating all risk assessment codes during a 'walk around' inspection then amending the register accordingly.



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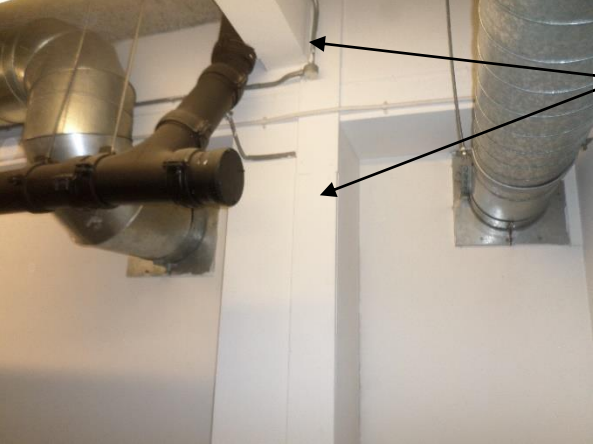
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MATERIAL ASSESSMENTS **AND RISK ASSESSMENTS** **FOR ITEMS PROVEN OR** **PRESUMED TO CONTAIN ASBESTOS**




| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--------------------|-------------------|---|---------------|-------------------|
| 00 | 001 | Interior | Basement | Lift lobby | Wall | 6m ² |
|  | | | | Material Description | | |
| | | | | Insulating board (non-asbestos) | | |
| | | | | Comments/Notes | | |
| | | | | There has been no asbestos detected to the insulating board boxing which is located on in the lift lobby in the basement. There is visually wall panels to the adjacent walls within this area. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| | | | | | | Non-asbestos |
| Recommendations | | | | | | |


| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--------------------|-------------------|--|---------------|-------------------|
| 00 | 002 | Interior | Basement | Lift lobby | Ceiling | Throughout |
|  | | | | Material Description | | |
| | | | | Fibreglass insulation (non-asbestos) | | |
| | | | | Comments/Notes | | |
| | | | | There has been no asbestos detected to the ceilings and steels fire protection which has been proven to be fibreglass insulation and is visually similar throughout this area. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| | | | | | | Non-asbestos |
| Recommendations | | | | | | |




| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--------------------|-------------------|--|---------------|-------------------|
| 00 | 003 | Interior | Basement | Car park | Ceiling | Throughout |
|  | | | | Material Description | | |
| | | | | Fibreglass insulation (non-asbestos) | | |
| | | | | Comments/Notes | | |
| | | | | There has been no asbestos detected to the ceilings and steels fire protection which has been proven to be fibreglass insulation and is visually similar throughout this area. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| | | | | | | Non-asbestos |
| Recommendations | | | | | | |

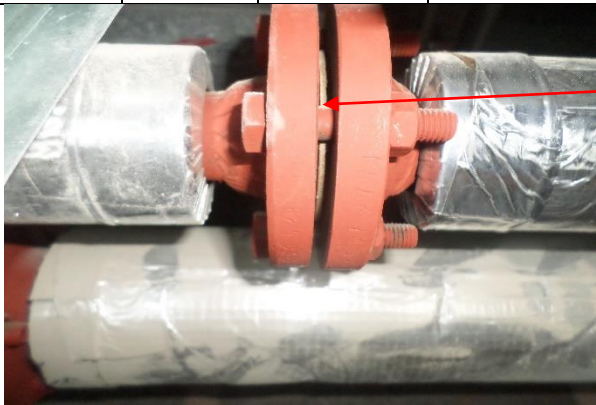
| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--------------------|-------------------|--|---------------|-------------------|
| 00 | 004 | Interior | Basement | Car park | Ceiling | Throughout |
|  | | | | Material Description | | |
| | | | | Fibreglass insulation (non-asbestos) | | |
| | | | | Comments/Notes | | |
| | | | | There has been no asbestos detected to the ceilings and steels fire protection which has been proven to be fibreglass insulation and is visually similar throughout this area. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| | | | | | | Non-asbestos |
| Recommendations | | | | | | |

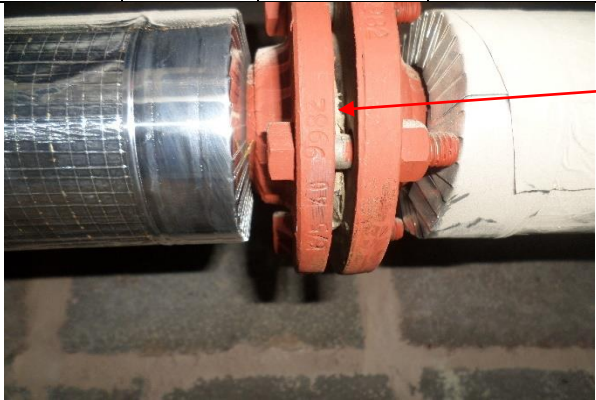


| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--------------------|-------------------|--|---------------|-------------------|
| 00 | 005 | Interior | Basement | Car park | Ceiling | Throughout |
|  | | | | Material Description | | |
| | | | | Fibreglass insulation (non-asbestos) | | |
| | | | | Comments/Notes | | |
| | | | | There has been no asbestos detected to the ceilings and steels fire protection which has been proven to be fibreglass insulation and is visually similar throughout this area. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| | | | | | | Non-asbestos |
| Recommendations | | | | | | |

| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--------------------|-------------------|--|---------------|-------------------|
| 00 | 006 | Interior | Basement | Car park | Ceiling | Throughout |
|  | | | | Material Description | | |
| | | | | Fibreglass insulation (non-asbestos) | | |
| | | | | Comments/Notes | | |
| | | | | There has been no asbestos detected to the ceilings and steels fire protection which has been proven to be fibreglass insulation and is visually similar throughout this area. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| | | | | | | Non-asbestos |
| Recommendations | | | | | | |



| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--|-------------------|--|------------------------------|----------------------|
| 01 | 007 | Interior | Ground | Offices | Pipework above ceiling tiles | Throughout |
|  | | | | Material Description | | |
| | | | | Compressed asbestos fibre gaskets | | |
| | | | | Comments/Notes | | |
| | | | | The gaskets to the pipework have been proven to contain asbestos. It is recommended these be labelled and managed, but if to be disturbed or pipework renewed then these should be removed under controlled asbestos removal conditions and disposed of as asbestos waste. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| 1 | | 0 | 0 | 1 | 2 | Chrysotile |
| Recommendations | | If not to be disturbed as part of renovation works they should be labelled to indicate their presence. If any pipework to be renewed, then gaskets should be removed under controlled asbestos removal conditions. | | | | |

| ITEM | Sample Number | Exterior/ Interior | Level | Location/ Room | Position | Quantity (Approx) |
|---|---------------|--|-------------------|--|------------------------------|----------------------|
| 01 | 007 | Interior | Ground | Offices | Pipework above ceiling tiles | Throughout |
|  | | | | Material Description | | |
| | | | | Compressed asbestos fibre gaskets | | |
| | | | | Comments/Notes | | |
| | | | | The gaskets to the pipework have been proven to contain asbestos. It is recommended these be labelled and managed, but if to be disturbed or pipework renewed then these should be removed under controlled asbestos removal conditions and disposed of as asbestos waste. | | |
| Product | | Extent of Damage | Surface Treatment | Asbestos Type | Material Risk | Asbestos Type |
| 1 | | 0 | 0 | 1 | 2 | Chrysotile |
| Recommendations | | If not to be disturbed as part of renovation works they should be labelled to indicate their presence. If any pipework to be renewed, then gaskets should be removed under controlled asbestos removal conditions. | | | | |



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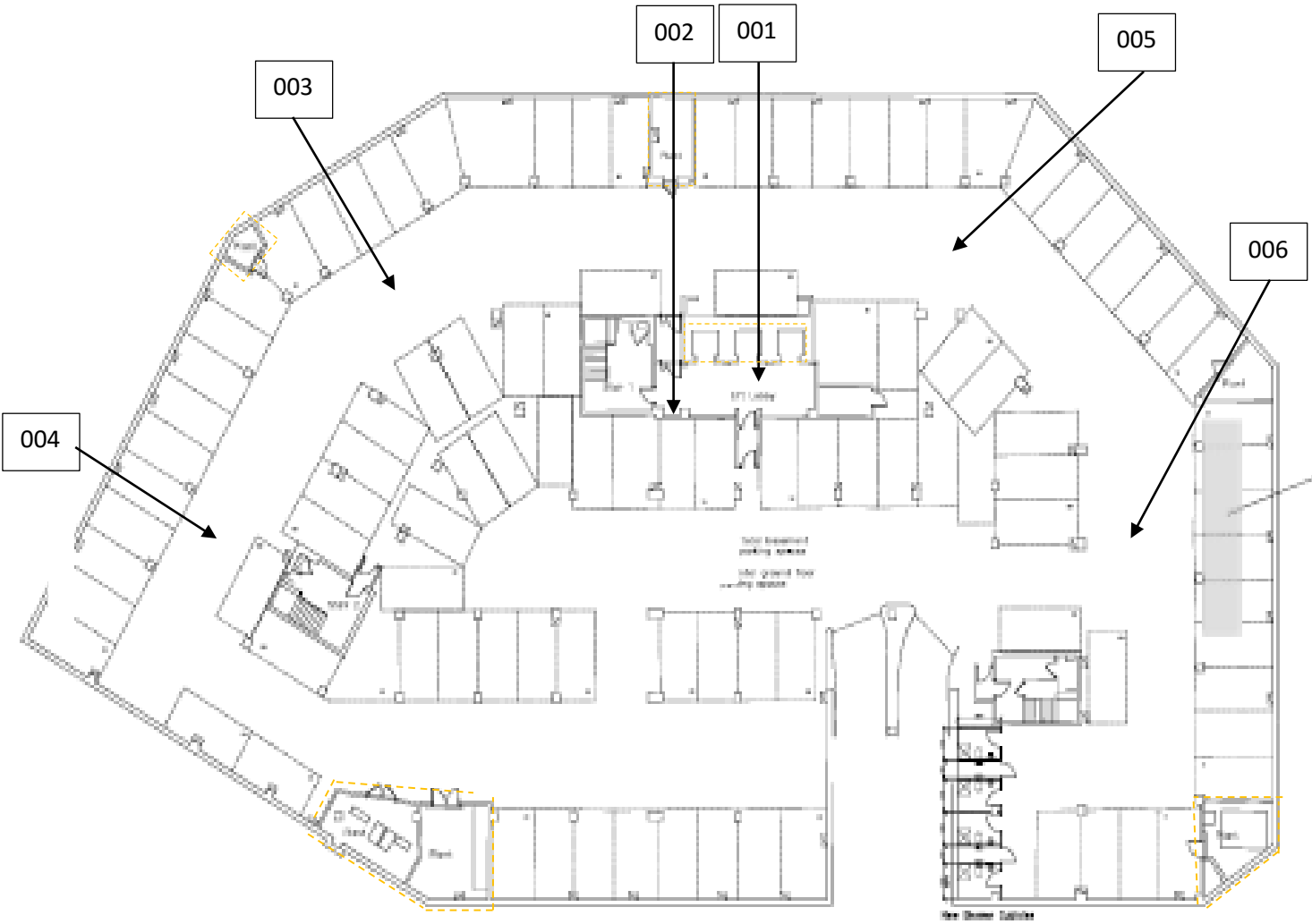
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APPENDIX A: PLANS

Not to Scale

BASEMENT/CAR PARK



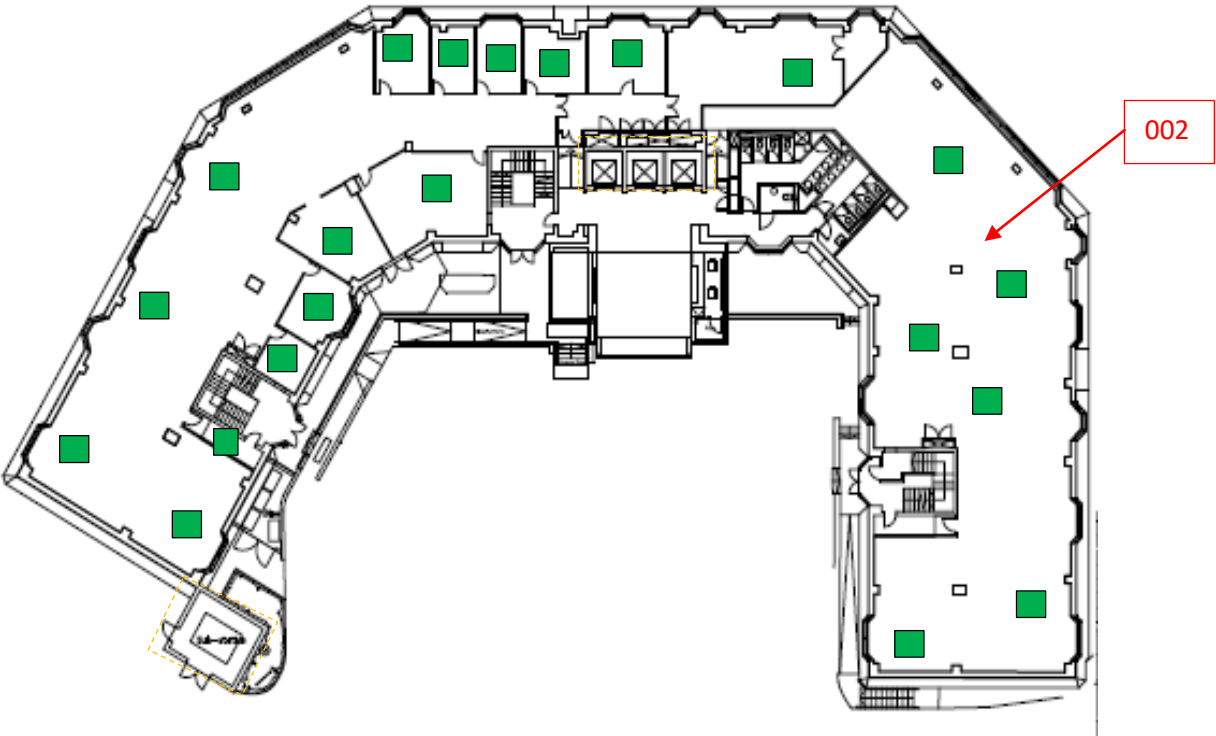
Key

- Negative sampled items
- Positive sampled items
- Inspection points above ceiling tiles
- Areas not included in targeted refurbishment survey





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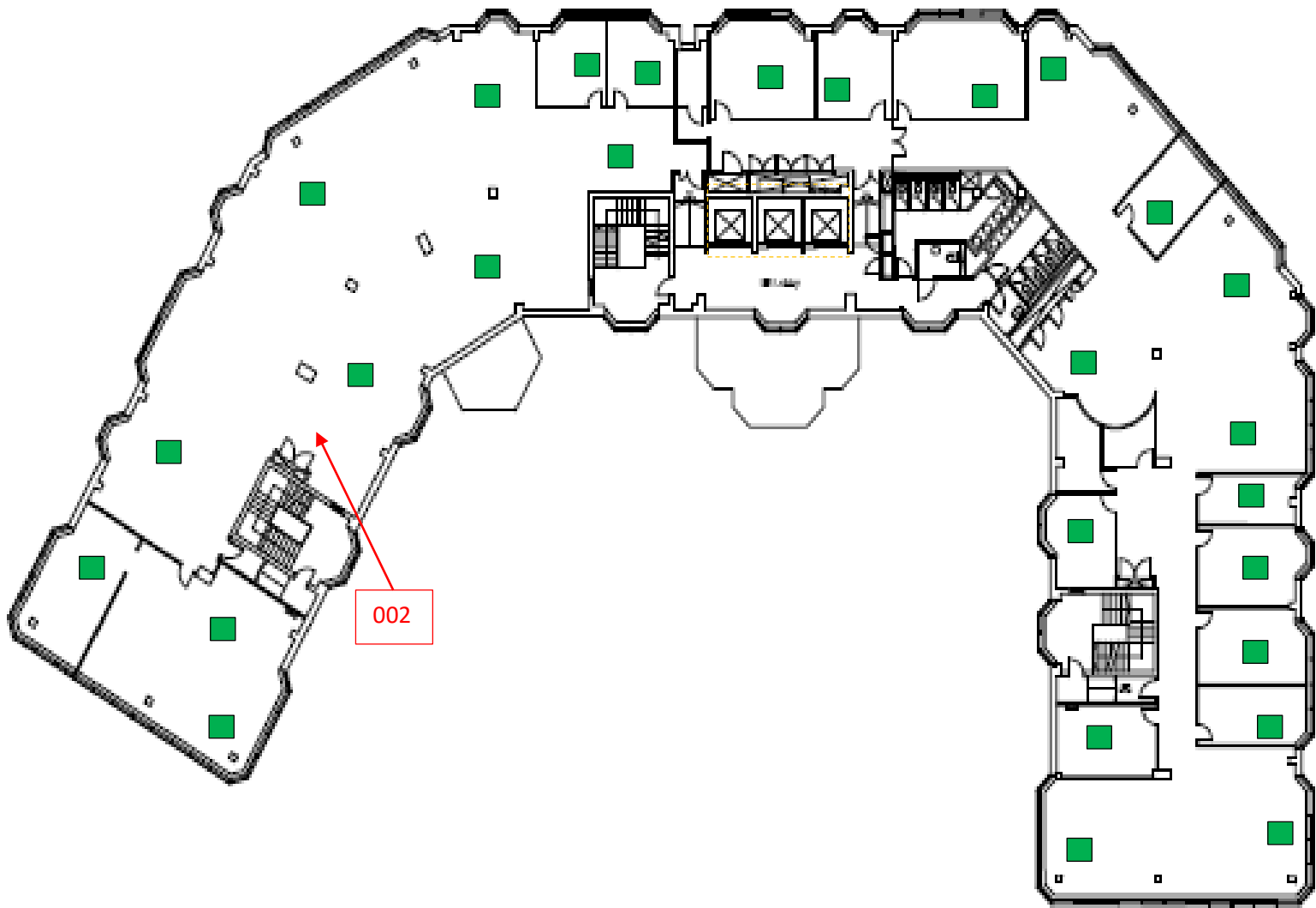
GROUND FLOOR







Key

| | |
|---|---|
|  | Negative sampled items |
|  | Positive sampled items |
|  | Inspection points above ceiling tiles |
|  | Areas not included in targeted refurbishment survey |

FIRST FLOOR



Key

| | |
|---|---|
|  | Negative sampled items |
|  | Positive sampled items |
|  | Inspection points above ceiling tiles |
|  | Areas not included in targeted refurbishment survey |



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APPENDIX B:

BULK ANALYSIS REPORT



CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

| | |
|---------------|--------------------------------------|
| SITE ADDRESS: | APEX HOUSE, 3 EMBASSY DRIVE, B15 1TR |
| SITE REF NO. | N/A |

| | |
|--------------------|----------------|
| CERTIFICATE NUMBER | ATH/16/06/0762 |
| DATE SAMPLED | UNKNOWN |
| DATE RECEIVED | 14/06/16 |
| DATE ANALYSED | 14/06/16 |
| NO. OF SAMPLES | 8 |
| PAGE NUMBER | 1 OF 1 |
| OBTAINED | DELIVERED |

| | |
|--------------|---|
| CLIENT | TES ENVIRONMENTAL SERVICES LTD |
| ADDRESS | UNIT 6 GRIFFIN BUSINESS PARK WALMER WAY BIRMINGHAM, B37 7UX |
| PHONE NUMBER | 0121 244 0427 |

| SAMPLE NUMBER | CLIENT NUMBER | SAMPLE LOCATION | MATERIAL TYPE | FIBRE TYPE DETECTED |
|---------------|---------------|---|-----------------------|---------------------|
| 1 | 001 | BASEMENT LIFT LOBBY – WALL PANEL | INSULATING BOARD | NADIS |
| 2 | 002 | BASEMENT LIFT LOBBY CEILING FIRE PROTECTION | FIBREGLASS INSULATION | NADIS |
| 3 | 003 | BASEMENT CAR PARK – CEILING FIRE PROTECTION | FIBREGLASS INSULATION | NADIS |
| 4 | 004 | BASEMENT CAR PARK – CEILING FIRE PROTECTION | FIBREGLASS INSULATION | NADIS |
| 5 | 005 | BASEMENT CAR PARK – CEILING FIRE PROTECTION | FIBREGLASS INSULATION | NADIS |
| 6 | 006 | BASEMENT CAR PARK – CEILING FIRE PROTECTION | FIBREGLASS INSULATION | NADIS |
| 7 | 007 | GROUND FLOOR PIPE GASKET | GASKET | CHRYSTILE |
| 8 | 008 | 1 ST FLOOR – PIPE GASKET | GASKET | CHRYSTILE |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| | | | |
|--|--|--------------------------------|--|
| <p>KEY: CHRYSTILE – WHITE ASBESTOS CROCIDOLITE – BLUE ASBESTOS AMOSITE – BROWN ASBESTOS NADIS – NO ASBESTOS DETECTED IN SAMPLE</p> <p>TREMOLITE, ANTHOPHYLLITE & ACTINOLITE – LESS COMMON ASBESTOS FIBRE TYPES</p> <p>Note: When a trace of asbestos fibres are reported this represents one or two fibres only.</p> <p>Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.</p> <p>Note: Samples will be kept for a minimum of 6 months.</p> <p>Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.</p> <p>Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.</p> <p>Note: The results relate only to the items tested.</p> | | | |
| ANALYST NAME AND SIGNATURE: | B. HOPSON  | AUTHORISED NAME AND SIGNATURE: | B. HOPSON  |
| <p>Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central spot dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.</p> <p>BULK 001 VERSION 4 – 02/03/15</p> | | | |



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APPENDIX C:

SITE NOTES AND GENERAL OBSERVATIONS



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After surveying all assessable areas to the basement/carpark, ground and first floor, there was eight samples of suspect items taken. After analytical testing two of the eight samples were proven to be asbestos containing materials. These being identical items, with both being gaskets the too pipework flanges. On the ground and first floor office areas there are modern style ceiling tiles in the majority of the rooms, either being made up of plasterboard or MMMF board. Above the ceiling tiles there are concrete ceilings then MMMF blanket insulation (firebreaks), plasterboard, MMMF pipe insulation to all pipework and ducting throughout both floors. There is a raised metal access flooring covered with carpet tiles on the majority both floors, with the kitchens and toilets having vinyl floor coverings. The majority of the walls are block or brick built with there being some plasterboard partition walls. There are several timber and plasterboard boxing's which are concealing plastic and metal pipework and the structural concrete columns. To both floors there is a lift lobby area and toilets which have both been included in this survey, with no suspect materials being found. All risers have been checked on both the ground and first floor, all being visually similar. There are vast amounts of pipework and ducting's all being insulated with MMMF insulation. Any gaskets are to be treated as samples 007 & 008, which have been proven to be compressed asbestos fibre gaskets. The reception area has plasterboard ceilings, brick/block walls and ceramic floor tiles. The reception area could not be as intrusively checked as it is a live area with consent human traffic passing through.



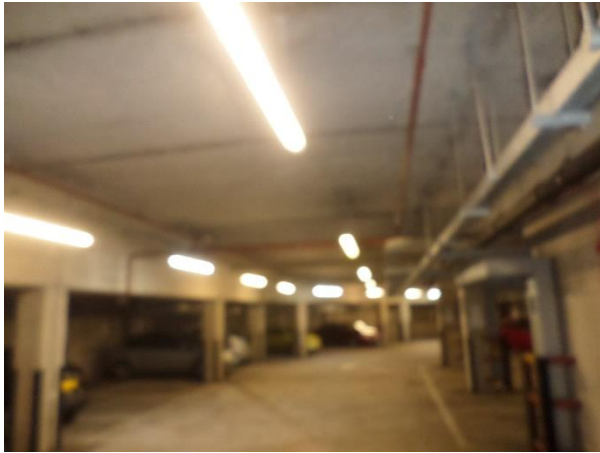
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Basement/Car park





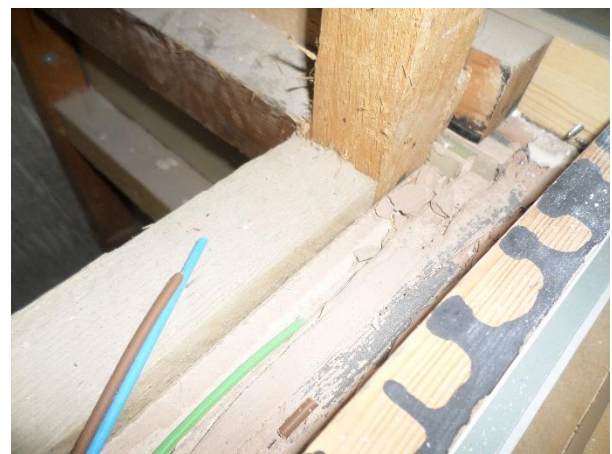
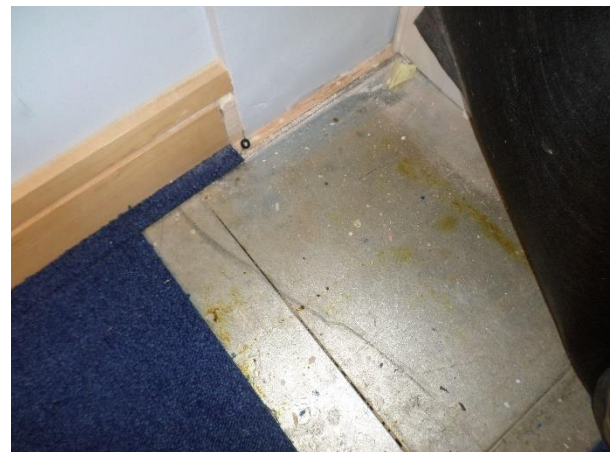
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Ground Floor including reception





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Ground floor





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Ground floor-Above ceiling tiles





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Ground floor-Above ceiling tiles





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First floor





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First floor





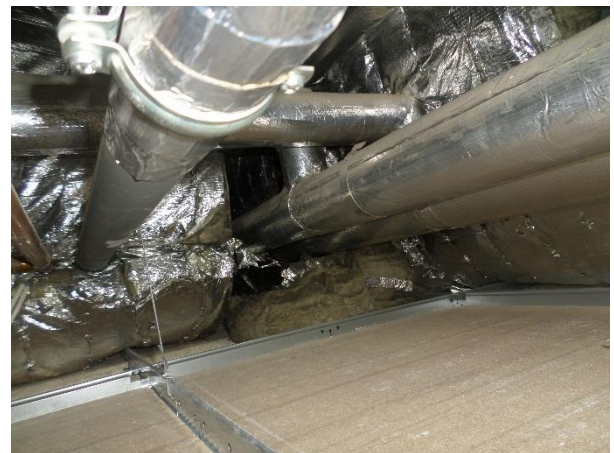
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First floor-Above ceiling tiles





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First floor above ceiling tiles





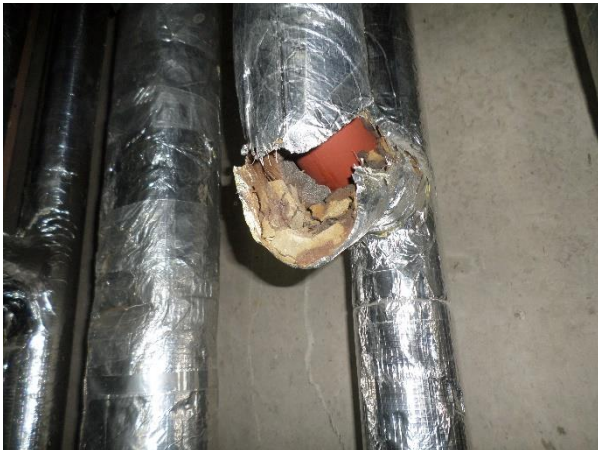
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Riser cupboards ground and first floor





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APPENDIX D:

REMOVAL AND WORKING WITH

ASBESTOS CONTAINING MATERIALS-

STATUTORY REQUIREMENTS



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This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

Legislation

The Control of Asbestos Regulations 2012 places numerous obligations on persons removing, working with or disturbing asbestos containing materials. The Regulations cover the following main areas: -

- Licensing of contractors for work with most asbestos containing materials
- Working procedures and methods
- Management of asbestos which is left in situ
- Prohibitions on the use and re-use of materials containing asbestos

Further practical information is given in a Health and Safety Commission Approved Codes of Practice – *Work with Materials Containing Asbestos, L143*.

In addition to the above asbestos specific regulations it is important to appreciate that other safety related legislation may be relevant in some circumstances. For example *The Health and Safety at Work etc. Act 1974* places general duties on employers and persons in control of premises to ensure the health and safety of employees and others. *The Management of Health and Safety at Work Regulations 1999* obliges employers assess risks from work activities (including potential exposure to asbestos) and *The Construction (Design and Management) Regulations 2015* place a range of safety related duties on clients, planning co-ordinators and principal contractors.

Work Which Requires an HSE Asbestos Licence

Most work with asbestos containing materials may only be carried out by a specialist contractor licensed by the Health and Safety Executive under Regulation 8. The only exception is where the work is extremely low risk (i.e. when worker exposure is below 0.6 fibres of asbestos per millilitre of air over any 10 minute period, below the 4 hour Control Limit of 0.01 fibres of asbestos per millilitre of air and is restricted to work on bonded materials or consists of resealing of asbestos containing materials that are already well sealed).

Working Procedures and Methods

There is no known safe level of exposure to asbestos, therefore very detailed and onerous working procedures have been published by the Health and Safety Executive – see *Asbestos: The Licensed Contractors Guide, HSG247* and *Asbestos Essentials, HSG210*.

Work on inherently friable (dust producing) asbestos materials requires full enclosure with negative differential pressure produced by air extraction plant equipped with high efficiency filtration. Entry to the working area is by an airlock system and on site personal decontamination facilities must be provided. Workers must be subject to medical surveillance and receive detailed certified training.



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Work for which an asbestos licence is required must be notified to the enforcing authority at least 14 days before commencement on form ASB5 and upon completion it is necessary to obtain a Certificate of Reoccupation from an independent testing laboratory. The issuing laboratory is required to hold accreditation from the United Kingdom Accreditation Service (UKAS) for the certification procedure.

Procedures for work on bonded materials do not necessarily require full enclosure but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

Waste Disposal

Virtually all materials which contain asbestos as classified as 'hazardous'. This includes asbestos cement, asbestos vinyl floor tiles etc. Transport from the site requires pre-notification to the Environment Agency and wastes may only be deposited at specially licensed disposal sites.

Using Unlicensed Contractors for Work with Low Risk Materials

As described above it is occasionally permissible to use non licensed contractors, such as general builders or demolition contractors, to work on low risk asbestos containing materials. TES Environmental Services would normally advise against this approach as non-specialists may not produce the necessary documentation such as exposure assessments and waste consignment forms, they may not have appropriate equipment and their operatives may not have received the training required by Regulation 10.

It is also important that adequate insurances are in place for work with asbestos which are generally not available to un-licensed companies and without which a client will be in difficulty should a claim arise against the contractor.

Managing Asbestos Containing Materials Left In Situ

It is permissible to leave asbestos containing materials in-situ in appropriate circumstances providing that the risks are properly managed. *The Approved Code of Practice, L127* and *The Comprehensive Guide to Managing Asbestos in Premises, HSG227* provide much useful information including the development of an asbestos management plan. Retained asbestos materials must also be regularly re-inspected to confirm that their condition has not deteriorated. Comprehensive records should be retained for inspection by enforcement inspectors.

Further Information and Assistance from TES Environmental Services Ltd.

The proper management of asbestos is highly complex and failure to adequately control risk can lead to asbestos related disease, reduced property values or result in enforcement action. TES Environmental Services provides comprehensive asbestos removal and asbestos management services and is always pleased to provide information and assistance.



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APPENDIX E: CAVEAT



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Every reasonable effort has been made to ensure that the information contained in this report is as accurate and as comprehensive as was practicable at the time of preparation. However due to the nature of asbestos survey techniques it is not reasonably practicable to categorically state whether all asbestos containing materials were identified.

Any areas not accessed during the survey are to be presumed to contain asbestos until proved otherwise. Similarly we are unable to dismantle electrical equipment, fuel burning appliances, and flues and process equipment due to safety and technical considerations unless the report advises to the contrary. Such items may therefore contain unidentified asbestos materials or components. We would be pleased to complete the inspection, using competent tradesmen where necessary, and at an additional charge. We would require your authority to isolate and dismantle any such items.

A number of asbestos products contain asbestos fibres that are so well bound into the matrix of the parent material that they do not readily generate respirable asbestos fibres under reasonably foreseeable circumstances. Examples of such materials include sealing mastics, rubber gaskets, bitumen patches and damp proof membranes. All such materials may have therefore been excluded from the report.

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of asbestos. In situ these coatings are often composed of different batches of product or may have been repaired/patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases the fibres may have diameters below 0.1µm. These may not be visible by the optical microscopy method described in HSE publication HSG 248 (2005). If required we can arrange for more advanced analysis at an additional charge.

Where asbestos containing materials were installed during construction it is possible that unidentified contamination may exist within or below other components, for example below floor screeds. It is also possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations such as behind claddings and fixtures or to have been covered with more recent paint finishes. Where such residues are found these may be more extensive than those identified.

Duct covers are raised or opened where physically possible by our staff using hand tools.

Areas, lengths and depths of asbestos containing materials given in the report are estimates only and are not intended for tendering purpose. Any contractor should visit the site to fully assess the scope and extent of asbestos containing materials and to make his own measurements.

Our standard terms of business exclude liabilities arising out of pollution or contamination of any kind and the survey did not include a contaminated land assessment. We therefore accept no liability for reductions in land values or subsequent remediation costs which could result.

TES Environmental Services cannot therefore accept liability for loss, injury, damage or penalty caused by such omissions contained in this report. The report does not waive the responsibility of the building owner, contractor etc. under Regulation 5 of The Control of Asbestos Regulations 2012 to identify and assess the risks from asbestos before commencing work.