Express Environmental Solutions Ltd
2 Essex Enterprise Centre 33 Noble Square Basildon Essex SS13 1LT

ASBESTOS SURVEY REPORT

COMMISSIONED BY:

KENSINGTON AND CHELSEA TMO LTD
NETWORK HUB,
292A KENSAL ROAD,
LONDON
W10 5BE

SURVEY SITE ADDRESS:

TEMP UPRN-029
COMMUNITY ROOM, BLOCK A,
TRELLICK TOWER, GOLBORNE ROAD,
LONDON
W10 5NY

Survey Report No: MT 9756

Date of Survey: 15-Dec-14

Survey Confirmation Date: 22 December 2014

INDEX

SECTION 1 SURVEYOR'S REPORT

1 SURVEYOR'S PRELIMINARY ON-SITE ASSESSMENT

2 SURVEYOR'S SITE NOTES

3 SURVEYOR'S AREA NOTES

4 AREAS EXCLUDED FROM THE SURVEY

SECTION 2 ASBESTOS REGISTER

SECTION 3 BULK SAMPLE ANALYSIS SHEET

SECTION 4 SURVEY AREA LIST

SECTION 4.1 SURVEY SAMPLE DETAILS PAGE

SECTION 5 GENERAL INFORMATION

1 COMPANY STATUS AND METHODOLOGY

2 REGULATIONS

3 GENERAL INFORMATION

4 RECOMMENDATIONS

5 SURVEY TYPES AND DEFINITIONS

6 MATERIAL ASSESSMENT ALGORITHM

7 PRIORITY ASSESSMENT ALGORITHM

SECTION 6 MATERIAL SCORING ALGORITHM TABLE

SECTION 7 PRIORITY SCORING ALGORITHM TABLE

Appendix A) SURVEY PLANS/DRAWING

1.0 SURVEYOR'S REPORT

SURVEYOR'S PRELIMINARY ON-SITE ASSESSMENT

This survey was carried out on 15-Dec-14 by the following personnel:

Matt Turner in the capacity of Lead Surveyor

The details shown below have been generated by the surveyor based on the actual events of the survey.

Type of survey carried out: MANAGEMENT SURVEY.

Age of Site/Building: CIRCA 1970's

Building structure type: BRICKS AND MORTAR TRADITIONAL BUILD.

Proposed future use of building: COMMUNITY ROOM.

Limitations and scope of survey: MANAGEMENT SURVEY UNDERTAKEN TO PROPERTY.
6 REPRESENTATIVE BULK SAMPLES WERE COLLECTED.
PHOTOGRAPHS WERE COLLECTED.

Known or noted risk areas: REFER TO ASBESTOS REGISTER.

SURVEYOR'S SITE NOTES

MANAGEMENT SURVEY UNDERTAKEN TO PROPERTY.
PROPERTY WAS OCCUPIED AND IN FAIR CONDITION AT TIME OF SURVEY.

INTERNAL AREAS;
HALLWAY; SOLID CONSTRUCTION, LINO FLOORING, CAST IRON FLUE PIPES.

SURVEYOR'S AREA NOTES

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, Floor: GROUND, Area: HALLWAY:

Note No 2 - SOLID CONSTRUCTION, LINO FLOORING, CAST IRON FLUE PIPES.

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, Floor: GROUND, Area: MEETING ROOM:

Note No 1 - PLASTERBOARD AND SOLID CEILING, SOLID WALLS, LINO FLOORING, TIMBER DUCTING AND INFILL PANELS.

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, Floor: GROUND, Area: MEETING ROOM & KITCHEN:

Note No 1 - PLASTERBOARD AND SOLID CEILING, SOLID WALLS, LINO FLOORING, TIMBER DUCTING AND INFILL PANELS.

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, Floor: GROUND, Area: TOILET 1:

Note No 3 - COMPRESSED CARDBOARD TILED CEILING WITH SOLID CEILING ABOVE, SOLID WALLS, QUARRY TILED FLOORING, TIMBER INFILL PANELS.

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, Floor: GROUND, Area: TOILET 2:

Note No 3 - COMPRESSED CARDBOARD TILED CEILING WITH SOLID CEILING ABOVE, SOLID WALLS, QUARRY TILED FLOORING, TIMBER INFILL PANELS.

AREAS EXCLUDED FROM THE SURVEY

The areas or items listed below were not accessed during the survey; the surveyor has also given reasons why they were not accessed. These areas or items must be deemed as to be containing asbestos based products until proven otherwise; charges may apply for a revisit to prove this

when the reason for inaccessibility is resolved.

ELECTRICAL FUSE BOXES

SERVICES WERE LIVE AT TIME OF SURVEY

2.0 ASBESTOS REGISTER

This page summarises all asbestos samples found in an order of score priority; refer to the algorithms in Sections 6 and 7 for definitions.

Care must be taken in the interpretation of these results. Priority scores are determined by the site Surveyor. Their primary concern is safety; financial implications are not a consideration. Samples that have been Strongly Presumed or Presumed to be asbestos may be scored as Crocidolite in the 'Total Score' equation section unless there is a reasonable argument to the contrary.

The 'Level of Presumption' section indicates how the sample was assessed i.e. Visual, Strongly Presumed or Presumed and would indicate that no actual sample was taken. Sampled would indicate that a sample was taken.

Score 0-6 Low Risk Monitor	**Score 7-12 Medium Risk Monitor & Programme Works**	**Score 13-18 High Risk Monitor & Action Works**	**Score 19-24 Very High Risk Urgent Works**

IPN = Inspection Point No. M = Material Score. P = Priority Score. T = Total of Material & Priority Score.

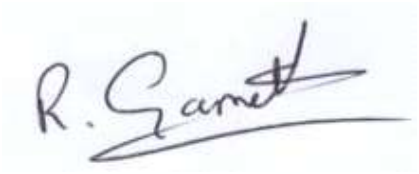
IPN	Block - Floor - Area	Location	Material Type	M	+ P	= T	Recommendation
3	COMMUNITY ROOM, BLOCK A, TRELLICK TOWER GROUND TOILET 1 & 2	WALL PANEL	Sampled Amosite & Chrysotile	5	6	**11**	Report, Record & Manage
5	COMMUNITY ROOM, BLOCK A, TRELLICK TOWER GROUND MEETING ROOM	INSULATION TO STORAGE HEATERS BEHIND TIMBER	Presumed Amosite & Chrysotile	5	5	**10**	Report, Record & Manage
7	COMMUNITY ROOM, BLOCK A, TRELLICK TOWER GROUND MEETING ROOM & KITCHEN	BITUMEN UNDER LINO AND BEHIND DUCTING	Sampled Chrysotile	2	6	**8**	Report, Record & Manage
6	COMMUNITY ROOM, BLOCK A, TRELLICK TOWER GROUND MEETING ROOM & KITCHEN	FLOOR TILES BEHIND DUCTING	Sampled Chrysotile	2	6	**8**	Report, Record & Manage
9	COMMUNITY ROOM, BLOCK A, TRELLICK TOWER GROUND HALLWAY	BITUMEN UNDER LINO	Same as IPN 7 Chrysotile	2	5	**7**	Report, Record & Manage

This Survey Report has been supplied to you by Express Environmental Solutions Ltd. It will have come with the following components supplied on CD or by e-mail:

PDF version of the Survey. Exel spreadsheet version of the Asbestos Register.

Trial version of Web Base Design Ltd's Asbestos Management software, complete with data.

Full set of Diagrams in PDF format. Sample point photos for use with management software.



This report has been produced and checked for accuracy by: Ray Garrett in the position of Lead Surveyor

UKAS TESTING
2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	EXPRESS ENVIRONMENTAL SOLUTIONS LTD		
Address:	2 ESSEX ENTERPRISE CENTRE 33 NOBLE SQUARE BASILDON ESSEX SS13 1LT	Analysis Report No.	SCO/14/38159
Attention:	T. PEARCE	Report Date.	16/12/14
Site Address:	COMMUNITY ROOM, BLOCK A TRELLICK TOWER LONDON	Site Ref No.	N/A
Date sample taken:	UNKNOWN	Page No:	1 Of 1
Date sample received:	16/12/14	No. of Samples:	6
Date of Analysis:	16/12/14	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	MT1	TOILET 1- TEXTURED COATING TO WALL	NADIS
2	MT3	TOILET 2- WALL PANEL	AMOSITE/CHRYSOTILE
3	MT4	MEETING ROOM- TEXTURED COATING TO WALL	NADIS
4	MT6	MEETING ROOM- FLOOR TILE	CHRYSOTILE
5	MT7	MEETING ROOM- BITUMEN	CHRYSOTILE
6	MT8	KITCHEN- SINK PAD	NADIS

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	M.ZHOU	Authorised signatory:	
		Print name:	**S BOLTON- Q.C.M**

BULK 001-VER 5 12-AUGUST-09-QCM

2 Nobel Square, Courtauld Road, Burnt Mills Industrial Estate, Basildon, Essex SS13 1LS
Tel: 01268 724785 Fax**:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
Company Reg No: 5191390 Reg Address: As above

3.0 BULK SAMPLE ANALYSIS SHEET

The samples listed below have been analysed by SCOPES ASBESTOS ANALYSIS SERVICES LTD (UKAS accreditation certificate no. 2707). The Primary Report number that the analysis was reported on is SCO/14/38159. If required, a copy can be obtained on request.

Site sample No	Analysis No	Material analysed as
1	MT1	No Asbestos Detected
3	MT3	Amosite & Chrysotile
4	MT4	No Asbestos Detected
6	MT6	Chrysotile
7	MT7	Chrysotile
8	MT8	No Asbestos Detected

4.0 SURVEY AREA LIST

The areas listed below are areas that have been surveyed, beside each area is a list of the Inspection Point Numbers for referencing to Sample Detail List

Block	Floor	Area	Inspection Point Numbers
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	HALLWAY	9
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	KITCHEN	8
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	MEETING ROOM	5
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	MEETING ROOM & KITCHEN	4 6 7
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	TOILET 1	1
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	TOILET 1 & 2	3
COMMUNITY ROOM, BLOCK A, TRELLICK TOWER	GROUND	TOILET 2	2

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 1

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: TOILET 1.

Location: TEXTURED COATING TO WALLS

Same as Inspection Point No: Size: 22 M2

Diagram No: 1 Analysis No: MT1

Material: Sampled as No Asbestos Detected

Recommendation: No Action Required

Notes on sample: NON ASBESTOS TEXTURED COATING TO WALLS.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	0	**Occupancy:**	0	***Material score:***	**0**
Extent of damage:	0	**Disturbance:**	0	***Priority score:***	**0**
Surface:	0	**Exposure:**	0	***Total Assessment score:***	**0**
Type:	0	**Maintenance:**	0		

Photo No: 14

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 2

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: TOILET 2.

Location: TEXTURED COATING TO WALLS

Same as Inspection Point No: 1 Size: 22 M2

Diagram No: 1 Analysis No: MT1 (Referenced)

Material: Strongly presumed as No Asbestos Detected

Recommendation: No Action Required

Notes on sample: NON ASBESTOS TEXTURED COATING TO WALLS.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	0	**Occupancy:**	0	***Material score:***	**0**
Extent of damage:	0	**Disturbance:**	0	***Priority score:***	**0**
Surface:	0	**Exposure:**	0	***Total Assessment score:***	**0**
Type:	0	**Maintenance:**	0		

Photo No: 15

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 3

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: TOILET 1 & 2.

Location: WALL PANEL

Same as Inspection Point No: Size: 3 M2

Diagram No: 1 Analysis No: MT3

Material: Sampled as Amosite & Chrysotile

Recommendation: Report, Record & Manage

Notes on sample: ASBESTOS INSULATION WALL PANEL.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	2	**Occupancy:**	1	***Material score:***	**5**
Extent of damage:	0	**Disturbance:**	2	***Priority score:***	**6**
Surface:	1	**Exposure:**	2	***Total Assessment score:***	**11**
Type:	2	**Maintenance:**	1		

Photo No: 19

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 4

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: MEETING ROOM & KITCHEN.

Location: TEXTURED COATING TO CEILING AND WALLS - GOES BEHIND TIMBER DUCTING

Same as Inspection Point No: Size: 40 M2

Diagram No: 1 Analysis No: MT4

Material: Sampled as No Asbestos Detected

Recommendation: No Action Required

Notes on sample: NON ASBESTOS TEXTURED COATING TO CEILING AND WALLS.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	0	**Occupancy:**	0	***Material score:***	**0**
Extent of damage:	0	**Disturbance:**	0	***Priority score:***	**0**
Surface:	0	**Exposure:**	0	***Total Assessment score:***	**0**
Type:	0	**Maintenance:**	0		

Photo No: 16

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 5

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: MEETING ROOM.

Location: INSULATION TO STORAGE HEATERS BEHIND TIMBER

Same as Inspection Point No: Size: 10 M2

Diagram No: 1 Analysis No:

Material: Presumed as Amosite & Chrysotile

Recommendation: Report, Record & Manage

Notes on sample: PRESUMED ASBESTOS INSULATION TO STORAGE HEATER.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	2	**Occupancy:**	1	***Material score:***	**5**
Extent of damage:	0	**Disturbance:**	1	***Priority score:***	**5**
Surface:	1	**Exposure:**	2	***Total Assessment score:***	**10**
Type:	2	**Maintenance:**	1		

Photo No: 17

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 6

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: MEETING ROOM & KITCHEN.

Location: FLOOR TILES BEHIND DUCTING

Same as Inspection Point No: Size: 30 Mtrs

Diagram No: 1 Analysis No: MT6

Material: Sampled as Chrysotile

Recommendation: Report, Record & Manage

Notes on sample: ASBESTOS CONTAINING FLOOR TILES.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	1	**Occupancy:**	1	***Material score:***	**2**
Extent of damage:	0	**Disturbance:**	2	***Priority score:***	**6**
Surface:	0	**Exposure:**	2	***Total Assessment score:***	**8**
Type:	1	**Maintenance:**	1		

Photo No: 20

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 7

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: MEETING ROOM & KITCHEN.

Location: BITUMEN UNDER LINO AND BEHIND DUCTING

Same as Inspection Point No: Size: 92 M2

Diagram No: 1 Analysis No: MT7

Material: Sampled as Chrysotile

Recommendation: Report, Record & Manage

Notes on sample: ASBESTOS CONTAINING BITUMEN.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	1	**Occupancy:**	1	***Material score:***	**2**
Extent of damage:	0	**Disturbance:**	2	***Priority score:***	**6**
Surface:	0	**Exposure:**	2	***Total Assessment score:***	**8**
Type:	1	**Maintenance:**	1		

Photo No: 21

Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 8

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: KITCHEN.

Location: UNDERSINK PAD

Same as Inspection Point No: Size: 0.5 M2

Diagram No: 1 Analysis No: MT8

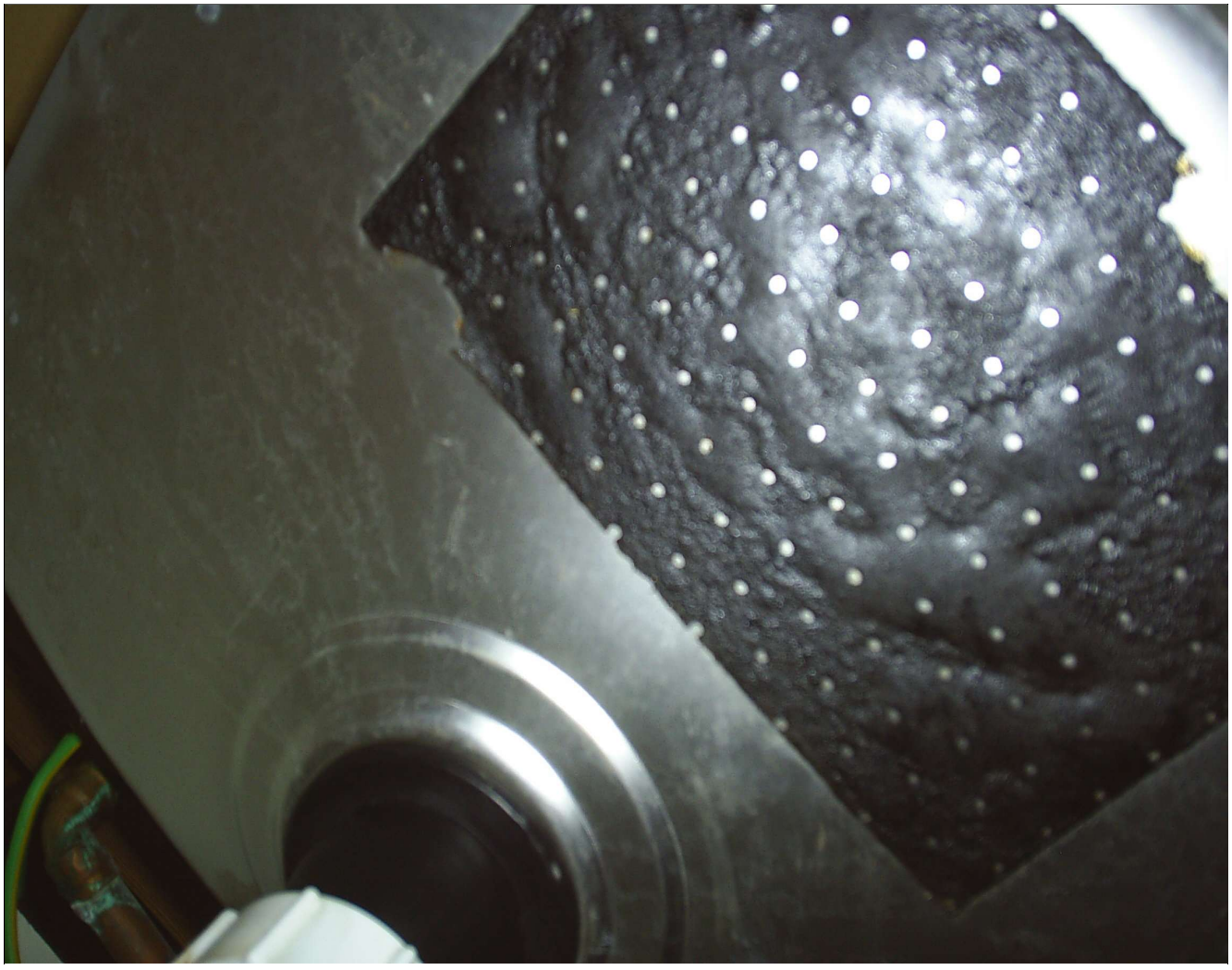
Material: Sampled as No Asbestos Detected

Recommendation: No Action Required

Notes on sample: NON ASBESTOS UNDERSINK PAD.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	0	**Occupancy:**	0	***Material score:***	**0**
Extent of damage:	0	**Disturbance:**	0	***Priority score:***	**0**
Surface:	0	**Exposure:**	0	***Total Assessment score:***	**0**
Type:	0	**Maintenance:**	0		

Photo No: 22



Continued

4.1 SURVEY SAMPLE DETAILS PAGE

Site inspection point No: 9

Block: COMMUNITY ROOM, BLOCK A, TRELLICK TOWER. Floor : GROUND. Area: HALLWAY.

Location: BITUMEN UNDER LINO

Same as Inspection Point No: 7 Size: 4 M2

Diagram No: 1 Analysis No: MT7 (Referenced)

Material: Strongly presumed as Chrysotile

Recommendation: Report, Record & Manage

Notes on sample: ASBESTOS CONTAINING BITUMEN.

Material Assessment		*Priorty Assessment*		*Score Summary*	
Product type:	1	**Occupancy:**	1	***Material score:***	**2**
Extent of damage:	0	**Disturbance:**	1	***Priority score:***	**5**
Surface:	0	**Exposure:**	2	***Total Assessment score:***	**7**
Type:	1	**Maintenance:**	1		

Photo No: 23

5.0 GENERAL INFORMATION

COMPANY STATUS AND METHODOLOGY

This survey was carried out in accordance with methods and procedures laid out in the HSG264 Survey Guide. Quality control on this survey is applied in accordance with our In-House Quality Control procedures. This company is not accredited by UKAS for priority assessment scoring.

In the absence of analytical evidence, many non-asbestos materials will also be presumed to contain asbestos, unless there is other strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos.

Our experienced, well trained surveyors are familiar with the range of asbestos products and can usually, by inspection alone, say that a material can be 'Presumed' to contain asbestos. This presumption can only be tested by laboratory analysis of representative samples of the material.

REGULATIONS

The Health and Safety at Work Act 1974 requires an employer to provide a safe workplace. Work with asbestos is covered by its own set of regulations, the Control of Asbestos Regulations (CAR) 2012.

There are duties to prepare a Risk Assessment and to make written arrangements to protect those at risk in the Management of Health and Safety at Work Regulations 1999 and to maintain workplace Buildings/Premises to protect occupants and workers under the Workplace (Health, Safety and Welfare) Regulations 1992.

GENERAL INFORMATION

Every reasonable practical effort has been made to find all asbestos elements on site. However, due to the complex usage of asbestos in buildings over the years, it may be possible that some elements have gone undetected. The survey can only ever be deemed as an indicator of asbestos elements on site, never as an absolute record.

If works of any kind need to be carried out on your premises and samples have not been taken within the area in question, we strongly recommend that samples be taken and analysed before the works are undertaken.

When carrying out surveys, damage may occur at or near sample points to obtain samples of materials. Although our technicians take the utmost care in keeping this damage to a minimum, it is sometimes unavoidable. Our Company cannot therefore, be held responsible for this type of damage whilst such works are being carried out.

This survey does not include those areas where obtaining a sample would have caused undue damage to the building, risk the safety of our operatives or where access could not be gained. Asbestos should be presumed in these areas until a further assessment can be carried out.

Every effort is made to examine all partition walls. However, it is possible that some panels identified as non Asbestos may contain asbestos fillets, which would only be discovered through destructive sampling. There is also a possibility that partition walls have been erected in front of solid wall slabs. Theses slabs may have a decorative coating e.g. artex which may contain asbestos.

No access has been made to concealed spaces, which may be present within the fabric of the building, where the extent and presence of these is not evident, due to inaccessibility or insufficient knowledge of the structure at the time of the survey i.e. the drawings and information supplied did not identify such areas.

No access has been made to any area or surface that would require the removal or relocation of carpets, furniture or fixtures and fittings.

Continued

5.0 GENERAL INFORMATION

Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos with the exception of items such as bitumen, plastic, resin or rubber which may contain asbestos. The thermal acoustic properties of these are incidental to their main purpose which falls outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board (Fourth Edition) 2002.

No access has been made to concealed areas, which may be present within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, décor or structure - for example;
Between structure walls and window frames, it is common to find asbestos fillets used as packers.
Between joists and floor boards it is common to find asbestos strips used to level uneven floors

RECOMMENDATIONS

The recommendations given in this survey are for guidance only. Recommendations given are those assessed by the on-site analyst at the time of the survey. The site analyst makes their assessment based on Regulation 11, Prevention or Reduction of Exposure to Asbestos and Regulation 15, Duty to Prevent or Reduce the Spread of Asbestos.

Cost implications are not a factor when making a recommendation. The recommendation may not be the most economical solution in the long term.

Recommendations are only valid at the time of inspection. This company takes no responsibility for any deterioration that may occur after inspection that may invalidate the site analyst's initial assessment. Whilst every care is taken to ensure that the recommendation is accurate, we must stress that this is our interpretation and that, where necessary, you should seek professional opinion. This company cannot accept liability for conclusions reached or actions taken on the basis of the recommendation.

Where asbestos is removed, there is a 'Duty of Care' to ensure that the correct procedures are adhered to. Work with asbestos insulation, asbestos coatings and asbestos insulation board should be undertaken by a licensed contractor and is subjecte to a 14 day notification to the HSE.

Works on or removal of asbestos cement should be carried out within the guidelines of HSG/2 - Working with Asbestos Cement. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Where asbestos has been identified is generally shown on the supplied drawings using the colour legend shown on them. A check should be made of the surrounding areas to ensure work carried out within the specified area does not effect asbestos elsewhere within the building - for example:
An Asbestos firebreak above an entrance door between two rooms will only be reported once. It is therefore essential that all adjacent areas are checked within this report. Rooms above, below and external to the specified areas should also be considered.

SURVEY TYPES AND DEFINITIONS

Arrangements to deal with asbestos during refurbishment may also be required by the Construction Design and Management (CDM) Regulations 2007. The CAR 2012 places a specific duty to manage the risk from asbestos containing materials in premises. This specific duty is supported by an approved code of practice (ACOP) and associated guidance.

MANAGEMENT SURVEY

Continued

5.0 GENERAL INFORMATION

The purpose and procedures used in this survey are to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. This will involve minor intrusive work and some disturbance. The survey will usually involve sampling and analysis to confirm the presence of ACMs, this can also involve presuming ACMs to be present. The representative samples are collected and analysed to confirm for the presence of asbestos. Samples from each type of suspect ACMs found are collected and analysed to confirm or refute the surveyor's judgement. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos.

Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise.

REFURBISHMENT/DEMOLITION SURVEY

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the Area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessarey, to gain access to all areas, including those that may be difficult to reach. Inspections are carried out within the constraints of the survey terms.

A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

MATERIAL ASSESSMENT ALGORITHM

The purpose of the material assessment is to establish the relative ability of various types of Asbestos Containing Materials (ACMs) to release fibres into the air, should they be disturbed. The type of fibre is also taken into account. This assessment can be carried out as an integral part of the survey, as it requires no knowledge about the building use etc. A simple four parameter additive algorithm is used to assess the likely magnitude of release from the material, given a standard disturbance. This is evaluated using four categories: High, Medium, Low and Very low.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12, a zero score is assigned to Non asbestos materials. Presumed or Strongly Presumed ACMs may be scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. Each parameter is scored as follows:

Priority score of 10 or more - High potential for fibre release

Material score of between 7 and 9 has a Medium potential for fibre release

Material score of between 5 and 6 has a Low potential for fibre release

Material score of less than 4 has a Very Low potential for fibre release

PRIORITY ASSESSMENT ALGORITHM

Continued

5.0 GENERAL INFORMATION

The 'Material Assessment' identifies the high risk materials, those that may most readily release fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment should be given Priority for Remedial Action.

Management priority must be determined by carrying out a risk assessment which will take into account the following factors:

Maintenance Activities;

Occupant Activities;

Likelihood of Disturbance, and

Human Exposure Potential

The Risk Assessment can only be carried out with the knowledge of all of the above. The Surveyor will guesstimate the required information based on their own experience, as they will not have your site knowledge. It is the responsibility of the Duty Holder under the CAR, Regulation 5, to make the Risk Assessment based on the surveyors report and your own local knowledge of the site or area. The Surveyors guesstimate must only ever be deemed as an indication; it is your responsibility to ensure the Assessments are accurate to build your Management Plan.

The 4 factors in the Priority Ratings described above have a maximum point assignment of 3. Three of the factors have a sub factors that can total a sub score of 9. However these sub factors are averaged to give a maximum score of 3 to the main factor. This will be clearer if the Priority Algorithm in Section 7 is viewed. The scores from the Material and Priority Assessment must be combined to give a Total Assessment Score. A possible 24 points could be awarded to an element.

Whereas the material scores are objective, the priority scores are subjective, and can be interpreted in different ways. No hard and fast rules can be applied to this final score, therefore it is ultimately the duty holder who has to evaluate the Priority Risk on the basis of the Material Assessment and the likelihood of fibre release.

For guidance purposes only the combined Material and Priority Assessment scores can be classified as follows.

Cumulative score of 0 – 6 VERY LOW RISK.
This covers asbestos cement, resins, artex, plastic, rubber etc containing asbestos, which do not generally present significant risk.

Cumulative score of 7 – 12 LOW RISK.
These are items that have no, or very little, sign of historical damage and usually board panels, which are not easily accessed, and are very rarely disturbed through normal occupation or maintenance, or in a location that if disturbed would lead to minimal fibre release.

Cumulative score of 13 – 18 MEDIUM RISK
These are elements which as a single entity have a medium risk of being damaged/disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a medium risk of being damaged/disturbed. These items are situated in a high use and readily accessible position and may also be located in an area accessed on a routine basis for maintenance.

Cumulative score of 19 – 24 HIGH RISK
Items requiring urgent attention as they currently, or in the foreseeable future will present an unacceptable risk. That is to say that fibre concentration could rise above 0.010 fibres/ml, and are in a location where disturbance and contact present an unacceptable risk to occupants.

6.0 MATERIAL SCORING ALGORITHM TABLE

The algorithm below is an extract from the HSE's booklet HSG 227 Asbestos Management. Our surveyor has used this algorithm in the assessment of the material type.

MATERIAL ASSESSMENT

Sample variable	Score and Examples of scores	
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/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 breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AlB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AlB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	0	Non Asbestos
	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite

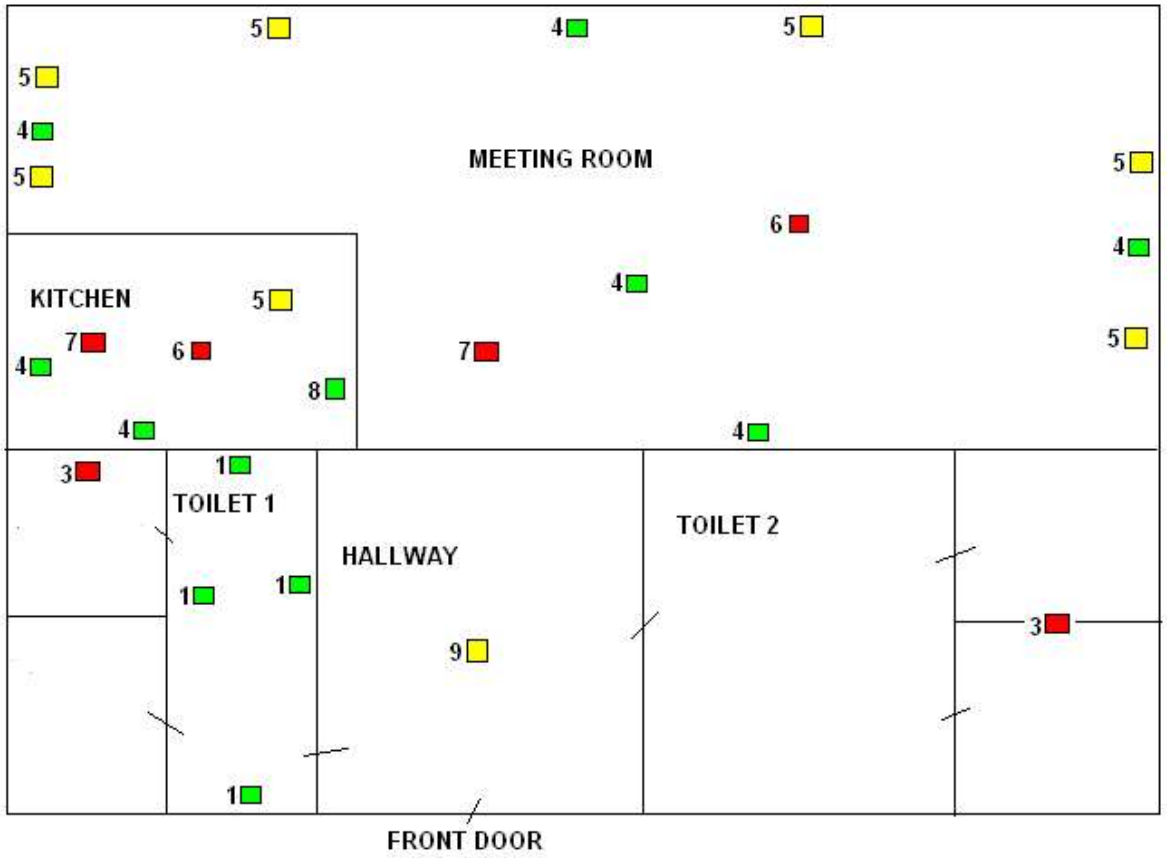
7.0 PRIORITY SCORING ALGORITHM TABLE

The algorithm below is an extract from the HSE's booklet HSG 227 Asbestos Management. Our surveyor has used this algorithm in the assessment of priority.

PRIORITY ASSESSMENT

Assessment Factor	Score and Examples of scores	
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industral activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with AIB in constant use)
Secondary activities for area		As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large room or well ventalated area
	2	Rooms up to 100 M2
	3	Confined space
Assessibility	0	Usually inaccessible or likeley to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string, gaskets)
	1	<10 M2 or <10 M pipe run
	2	>10 M2 to <50 M2 or >10 M to < 50 M pipe run
	3	>50 M2 or >50 M pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequencyof use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area in use	0	< 1 hour
	1	1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in an AIB ceiling)
	2	Medium disturbance (eg lifting 1-2 AIB ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of AIB ceiling tiles to replace valves or recabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance purposes
	1	< 1 per year
	2	> 1 per year
	3	> 1 per Month

COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, GOLBORNE ROAD, LONDON W10 5NY



COMMUNITY ROOM, BLOCK A, TRELLICK TOWER, GOLBORNE ROAD, LONDON W10 5NY

INSPECTION POINT KEY

1 = TEXTURED COATING TO WALLS

3 = WALL PANEL

4 = TEXTURED COATING TO CEILING AND WALLS

5 = STORAGE HEATER

6 = FLOOR TILES

7 = BITUMEN

8 = UNDERSINK PAD

9 = BITUMEN

SAMPLED AS ASBESTOS

SAMPLED AS NON ASBESTOS

PRESUMED / STRONGLY PRESUMED TO CONTAIN ASBESTOS

CAVEAT

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc: and new coverings added, it may be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos enforcement guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simple no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.

Express Environmental Solutions cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

Express Environmental Solutions cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample