
**Principal Designer's
Pre-Construction Information Pack
on
The Byways, 11 Court Close,
Kirby Muxloe, Leicester, LE9 2DD
For
Kirby Muxloe Parish Council**



**SHAUN CHURCH
& ASSOCIATES**
Chartered Surveyors ♦ Project Managers

2 Danehurst Avenue, Western Park, Leicester, LE3 6DB
Email: SChurchSCA@aol.co.uk Mobile: 07775 950696
Website: WWW.SCASSOCIATESLTD.CO.UK

Revision	Date	Reviewed by	Signed on behalf of
			Shaun Church & Associates Limited
190205	13/03/2019	SNC	SNC



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THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTER, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL

1. Description of The Project

1.1 Location of The Works

- 1.1.1 The property address is The Byways, 11 Court Close, Kirby Muxloe, Leicester, LE9 2DD and the property is located within a primarily residential area and immediately adjacent to public tennis courts and equally in close proximity to Kirby Muxloe Primary School and associated playing fields. The Main Street to Kirby Muxloe is a short distance from the property which contains commercial premises including shops etc.



Image 1 – Site Plan

- 1.1.2 The site plan above indicates the site boundary, approximately shown in blue, with the building that is subject to the refurbishment/modernisation works outlined in red.

1.2 Description of The Site/Building

- 1.2.1 The building subject to the refurbishment/modernisation work is a circa 1960's bungalow. The property currently incorporates a main entrance hall, living/dining room, kitchen, bathroom, separate w/c, an airing cupboard, a master bedroom and 2 separate bedrooms. The property is situated within ground that consist of both soft and hard landscaping. The property has a small slightly overgrown driveway but there is adequate local on street parking.
- 1.2.2 The property appears to incorporate either a solid concrete slab floor or the building has been constructed off a reinforced concrete raft. The perimeter walls appear to consist of an early form of cavity wall construction and there is evidence of retro fitting of insulation within the cavity to improve the thermal performance. Internally the walls appear to consist of solid $\frac{1}{2}$ skin solid concrete block or solid masonry walls that subdivide the property into the habitable areas as noted in section 1.2.1. The internal rooms incorporate a mixture of hollow core and solid timber internal doors with timber frames and matching architraves. The walls and ceilings have a plaster/plasterboard lining with a combination of emulsion, wallpaper and splash back tiling to the wall finishes. Some of the ceilings have an artex covering with a coved detail at the wall/ceiling junction. The roof structure appears to consist of a truss rafter roof with a sarking felt and solid concrete roof tiles. There are uPVC gutters, downpipes, outlets and swan necks fitted to soffits incorporating a projecting soffit detail. The windows and doors consist of white uPVC double glazed windows and single glazed solid timber doors with glazed screens.
- 1.2.3 The property has an indirect central heating system incorporating a wall mounted balanced flue boiler, panel radiators, a hot water calorifier and copper flow/return pipework. The electrical system incorporates a typical single-phase supply with a rewirable consumer unit that supplies electricity to the electrical outlet sockets and luminaires. All luminaires are controlled back to single and double gang switches. The property has gas and water mains supply to the property together with telecommunications.
- 1.2.4 Access to the building is via the front or left-hand side of the site. Some sections of the grounds are a little overgrown but not excessively.
- 1.2.5 The building works will effectively involve most of the building both externally and internally to modernise and refurbish the building throughout. There may be some external landscaping works necessary but at this stage we have been advised that this will be undertaken by others.

1.3 Building Use

- 1.3.1 The building is owned by Kirby Muxloe Parish Council and until recent years the building has been occupied as part of a leasehold investment by the previous tenant.

1.4 Description of The Works

1.4.1 The proposed works will involve a typical refurbishment/modernisation package to bring the property back into a state of good repair in order to maximise future leasehold interest in a competitive residential market. The works will also include upgrading the services to the property and to improve the overall layout of the building through internal alterations. These works typically include:

- Removal/encapsulation of asbestos material in accordance with the Asbestos Surveyor's specification and recommendations.
- A new roof covering to include improved cross ventilation to the roof void.
- New uPVC windows, doors and screens to improve security, improve natural ventilation and to improve thermal performance etc.
- Structural alterations to create a singular combined bathroom from its original separation w/c and bathroom arrangement.
- A complete rewire of the single-phase electrical installation.
- A new central heating system.
- New mechanical extraction fans.
- New kitchen and bathroom facilities.
- New ceilings, doors and wall finishes.
- Remedial works to eradicate condensation/damp.
- New floor coverings throughout.
- Internal and external cyclical repair and redecoration.
- Partial design elements for the contractor.

1.4.2 The construction work will be executed in one works package and will not be subject to any phasing.

1.4.3 Any appointment to gain access to the site during tendering etc. should always be made through initial contact with Sue Hackett on:
Telephone number: 0116 2386408 or
Email: admin@kirbymuxloeparishcouncil.ork.uk.

1.5 Work By Others

1.5.1 It is envisaged that external landscaping works will take place by others following completion of these proposed building works.

1.6 Programme

- 1.6.1 The proposed works are programmed to take place between Monday 3rd June 2019 and Friday 16th August 2019. Please see the Project Programme within the tender documents.

2. The Project Team

2.1 The Project Team Directory

2.1.1 THE CLIENT

- Name: Kirby Muxloe Parish Council.
- Address: Parish Council Office, Station Road, Kirby Muxloe, Leicester, LE9 2EN.
- Telephone: 0116 2386408
- Email: admin@kirbymuxloeparishcouncil.org.uk

2.1.2 PRINCIPAL DESIGNER

- Name: Shaun Church BSc (Hons), MRICS of Shaun Church & Associates Limited
- Address: 2 Danehurst Avenue, Western Park, Leicester, LE3 6DB
- Telephone: 07775 950696
- Email: SChurchSCA@AOL.CO.UK

2.1.3 PRINCIPAL CONTRACTOR

The successful tendering contractor

2.1.4 NAME OF ARCHITECTURAL DESIGNER

- Name: Shaun Church & Associates Limited
- Address: 2 Danehurst Avenue, Western Park, Leicester, LE3 6DB
- Telephone: 07775 950696
- Email: SChurchSCA@AOL.CO.UK

2.1.5 NAME OF ASBESTOS CONSULTANTS

- Name: Thames Laboratories
- Address: 1 Selbury Drive, Oadby, Leicester, LE2 5NG
- Telephone: 0800 0852348
- Email: technicalsupport@thameslabs.com

3. Existing Site Information & CDM Requirements

3.1 Existing Records & Plans

- 3.1.1 Enquiries have been made with the client and we are advised that there are no additional building manuals, records or plans associated with this building other than the information released as part of this tender.

3.2 Client's Considerations & Management Requirements

- 3.2.1 The client will always expect the principal contractor to implement and maintain a safe working environment throughout the project and to take all necessary actions themselves to ensure that this is achieved. The principal contractor must ensure that their teams, including all sub-contractors etc. are fully aware of this and that they are fully aware of their responsibilities under the Construction (Design and Management) Regulations 2015. This must be demonstrated as part of the Construction Phase Plan.
- 3.2.2 Weekly site visits will be undertaken by the principal designer/clerk of works and any relevant issues/observations will be addressed on site with the principal contractor.
- 3.2.3 The principal contractor shall implement a robust health and safety system ensuring that procedures and channels of communication are in place, that they are known by all parties working on the project and maintained for the whole duration of the contract.
- 3.2.4 The principal contractor must issue their Construction Phase Plan at least 2 weeks prior to works commencing so that this may be reviewed by the principal designer and the asbestos consultants prior to works commencing.

3.3 Security of The Site

- 3.3.1 The principal contractor must ensure that no unauthorised persons obtain access to the building under their control. All warning notices etc. must be displayed and maintained in a legible format and in good condition where they can be readily seen by any person on site. Signs conforming to the safety signage regulations must be displayed accordingly.
- 3.3.2 The principal contractor will be responsible for setting up and administering a safe site register to ensure that the names of all personnel, company, dates and times on/off site are recorded at all times and during all stages of the works.

3.4 Welfare Provisions

- 3.4.1 The principal contractor must ensure that adequate welfare facilities are always in place in accordance with the Construction (Design and Management) Regulations 2015.

3.5 Access & Vehicular Movements

- 3.5.1 The principal contractor will have sole access and possession of the building/site during the works. The principal contractor must adequately secure the building when the site is unattended.
- 3.5.2 Vehicle access to the site will be allowed for transport, deliveries, unloading and offloading of materials etc. Vehicular access to the site is via an access road leading to the tennis courts towards the rear of the site. The principal contractor must take due care at this junction due to the risk of general public interface. Adequate warning signs must be implemented to make people aware of this risk and the principal contractor must demonstrate a safe working arrangement to mitigate risks. This must be demonstrated as part of the Construction Phase Plan.

3.6 Scaffolding & Site Hoardings

- 3.6.1 The contractor must ensure that any scaffolding on site is inaccessible to unauthorised person/s during and at the end of each day. This must be demonstrated as part of the Construction Phase Plan.

3.7 Skips

- 3.7.1 One suitably sized covered skip is allowed onto the drive area. Skips are not allowed anywhere else on the site and must not pose a fire risk by placing the skip adjacent to combustible material or buildings etc. This must be demonstrated as part of the Construction Phase Plan.

3.8 Fire Precautions

- 3.8.1 The principal contractor must produce a fire action plan in accordance with the regulations. All fire plans and risk assessments must be reviewed and monitored on a regular basis. This must be demonstrated as part of the Construction Phase Plan.
- 3.8.2 The existing fire alarm system must always remain fully operational. If any smoke detector heads need to be temporarily protected during the day, they must be uncovered and tested at the end of each day.
- 3.8.3 The principal contractor must have available, within the area of the works, fully charged and correct types of fire extinguishers suitable for all types of fires. There should always be suitably trained and dedicated site personnel that are able to use the fire extinguishers. This must be demonstrated as part of the Construction Phase Plan.
- 3.8.4 At the end of each working day the principal contractor is responsible for ensuring the work areas are left in a safe manner with due precautions having been implemented to minimise the risk of fires occurring. This must be demonstrated as part of the Construction Phase Plan.

3.9 Emergency Procedures & Means of Escape

- 3.9.1 Systems for evacuation or action in the event of an emergency shall be agreed between the client and the principal contractor before work commence. This must be demonstrated as part of the Construction Phase Plan.
- 3.9.2 The principal contractor must ensure that adequate means of escape are always available and are not compromised by the works.
- 3.9.3 The principal contractor is made aware that in the event of any accident/emergency the nearest Accident & Emergency Department is situated at the Leicester Royal Infirmary, Infirmary Square, Leicester, Leicestershire, LE1 5WW and can be contacted on telephone number 0300 3031573.

3.10 Authorisation Requirements

- 3.10.1 The principal contractor must obtain permission from the client to work out of hours or at the weekends.

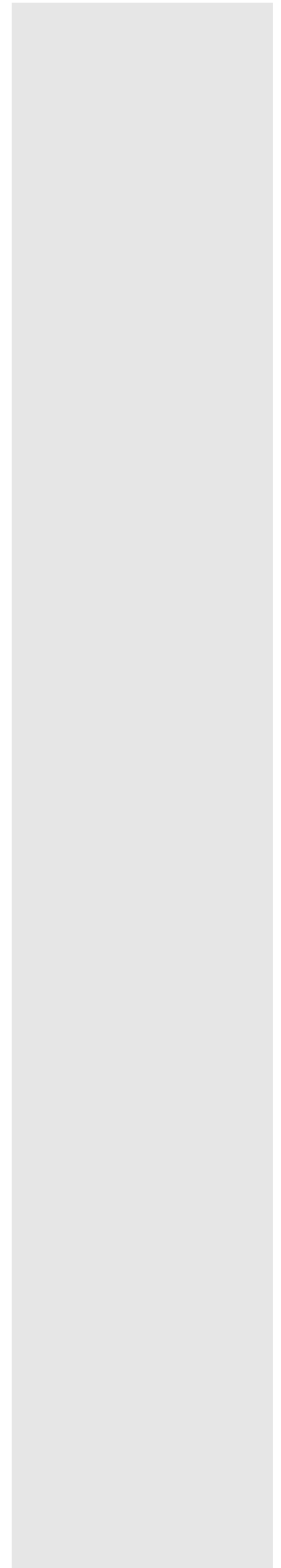
3.11 Confined Spaces

- 3.11.1 There are no designated confined spaces on the site.

3.12 Site Rules

- 3.12.1 Smoking will not be allowed anywhere within the building.
- 3.12.2 The principal contractor must ensure that noise levels from portable radios and stereo systems alike will not cause nuisance to the adjacent properties or the public tennis courts towards the rear of the site.
- 3.12.3 Equipment and plant must be fitted with appropriate silencers which must be properly maintained.
- 3.12.4 The principal contractor is to ensure that all corridors, doorways, footpaths and shared roads etc. are kept free of plant, tools, debris and materials.
- 3.12.5 Burning of materials arising from the work will not be permitted.
- 3.12.6 Anyone working on or visiting the site will always have the appropriate PPE. This must be demonstrated as part of the Construction Phase Plan.
- 3.12.7 Notwithstanding the above, all contractors on site must always be appropriately dressed for construction work activities.
- 3.12.8 Photographs are strictly forbidden without the prior permission of the client. This includes the use of cameras or mobile phones etc.
- 3.12.9 Swearing or any language likely to cause offence will not be tolerated.

3.12.10 The principal contractor is to ensure that before any site personnel/visitors etc. commence works/services on site that they have received an induction and are aware of the site rules/significant hazards/restrictions and emergency procedures etc.



4. Environmental Restrictions & Onsite Risks

4.1 Safety Hazards

- 4.1.1 Direct access to the site can be achieved through the main entrance gate or alternatively the site driveway from public roads.
- 4.1.2 The works will be carried out within the boundaries of the site. The principal contractor is to ensure that all working areas are adequately segregated and that there is no adverse risk of disruption to the adjacent properties or the tennis courts towards the rear of the site. This must be demonstrated as part of the Construction Phase Plan.
- 4.1.3 The work may involve other contractors directly employed by the client, such as external soft and hard landscaping, these contractors have a duty to liaise with the principal contractor to ensure any health and safety matters are adequately addressed and information is used, issued and circulated between all interested parties for the benefit of good and robust on-site health and safety. This must be demonstrated as part of the Construction Phase Plan.
- 4.1.4 The Asbestos Refurbishment & Demolition Survey prepared by Thames Laboratories indicates asbestos material within the building fabric and the building's services. The principal contractor must ensure that all contractors, including sub-contractors, read this report and comply with all recommendations, specifications, schedules of work as issued by the Asbestos Consultants. All works must be undertaken in accordance with the Control of Asbestos Regulations 2012. This must be demonstrated as part of the Construction Phase Plan.
- 4.1.5 A full site survey to establish/confirm routes of live services is to be carried out by the principal contractor prior to works commencing.
- 4.1.6 The soft landscaping surrounding the site is a little overgrown in areas and the principal contractor, and their workforce including sub-contractors, must always wear appropriate PPE.

4.2 Health Hazards

- 4.2.1 There is slight mould growth to walls/ceilings etc. and this should be cleaned down/removed using appropriate PPE.
- 4.2.2 The rewirable dated electrical consumer unit is situated within the basement cupboard of the kitchen and the rear door currently binds against the wall mounted boiler that is equally situated within the kitchen.
- 4.2.3 There is no evidence that there is any contaminated land on this site.

4.3 Significant Design & Construction Hazards

- 4.3.1 The designer's risk assessments have been collated and have been appended to this document. Please see Appendix A. Please note that in the spirit of the Construction (Design and Management) Regulations 2015 the designers have not included typical day to day construction risks as the principal contractor is expected to have the necessary skill and experience to be aware of these risks. The principal contractor will be expected to manage these risks and to demonstrate a safe working environment through comprehensive risk assessments, methods statements and presentation of a robust construction phase plan.
- 4.3.2 The following risks have been identified during the design stage and are outlined below:
- The presence of asbestos material on the site and within the building fabric and services.
 - Falls from height etc.
 - The presence of mould, airborne fibers and fungus.
 - Risk of rodents, syringes, sharp items etc. in long grass or covered areas.
 - Working and driving close to public areas such as the Tennis Courts etc.
 - Working with services such as gas and electricity.
 - Risks of partial collapse during structural alteration works.
- 4.3.3 Whilst the hazards noted above are not intended to be all encompassing, the principal contractor must undertake their own risk assessments throughout the project. All works to be risk assessed and method statements produced and made available for inspection at all times.
- 4.3.4 General construction materials have been specified in the design which require standard precautions and protective clothing. The principal contractor to ensure that all manufacturer's recommendations are always followed.

5. Health & Safety File

FORMAT AND CONTENT

- 5.1 The health and safety file will provide information needed for any future cleaning, maintenance, servicing, alteration, refurbishment or demolition etc.
- 5.2 The principal contractor will be responsible for ensuring that the health and safety file is provided and collated from appointed sub-contractors in accordance with the Construction (Design and Management) Regulations 2015. The file content should include the following sections completed by the various disciplines mentioned below:

Section	Content	Information Supplied by
1.0	Introduction	Principal Designer
1.1	The Project	Principal Designer
1.2	Description of The Works	Principal Designer
2.0	Structure & Building Fabric	Principal Designer
2.1	Structure & Building Fabric Design	Principal Designer
3.0	Building Services	Principal Contractor
3.1	Building Services Design	Principal Contractor
3.2	Access Strategy for Services & Maintenance	Principal Contractor
4.0	Residual Hazards	All CDM Duty Holders
4.1	Statements of Residual Hazards	All CDM Duty Holders
5.0	Hazardous Materials	All CDM Duty Holders
5.1	Schedule of Unusual or Hazardous Materials	All CDM Duty Holders
6.0	Cleaning & Maintenance	Principal Contractor
6.1	Cleaning & Maintenance Information	Principal Contractor
7.0	Operation & Maintenance Manuals Manufacturer's Operation & Maintenance Manuals	Principal Contractor
Appendices		
	Appendix A - As-Built Information	Principal Designer
	Appendix B - Surveys & Reports	Client

APPENDIX A

Designer's Risk Assessments

DESIGNER'S RISK ASSESSMENT

Job Ref:	190106	Task/Activity:	Strip Out, Demolition & Refurbishment Works	
Job Title:	Refurbishment & Modernisation – The Byways, 11 Court Close, Kirby Muxloe, Leicestershire, LE9 2DD	Completed by	Shaun Church	Date: 08.02.2019
Client:	Kirby Muxloe Parish Council			

Activity	Hazard	Risk	People at Risk	Severity of Injury	Likelihood of Occurrence	Initial Risk Rating	Control Measures	Residual Risk Rating
Strip out and construction works	Asbestos material	<ul style="list-style-type: none"> Respiratory Disease, Serious Injury/Death 	C, ES & CS	4	3	12	All contractors and sub-contractors to review the Asbestos Refurbishment & Demolition Survey. Risk assessments and method statements to be produced. All works to be undertaken in accordance with the Control of Asbestos Regulations 2012 and the guidance prepared by the Asbestos Consultants (Thames Laboratories).	3



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Activity	Hazard	Risk	People at Risk	Severity of Injury	Likelihood of Occurrence	Initial Risk Rating	Control Measures	Residual Risk Rating
Vehicular movement adjacent to public areas such as the access road to the tennis courts	Impact with large commercial vehicles	<ul style="list-style-type: none"> Impact causing Serious Injury/Death 	GP, ES & CS	4	3	12	<p>All contractor to be vigilant when manoeuvring vehicles around the driveway and the linking roads connecting to the car park of the tennis courts.</p> <p>A banks person to be implemented during any difficult manoeuvres or where large vehicles are concerned.</p> <p>Warning signs to be implemented to warn the general public of the close proximity to the construction site.</p>	3
Working with live services	Electrocution/ Explosion	<ul style="list-style-type: none"> Serious Injury/Death 	C, ES & CS	4	3	12	Only NICEIC or Gas Safe approved contractors to work with the building's services.	3
Demolition	Structural alterations to loadings	<ul style="list-style-type: none"> Serious Injury/Death 	C, ES & CS	3	3	9	<p>The principal contractor to undertake a full survey of the walls/ceilings to be demolished to ascertain any structures or services bearing onto walls and structures identified for demolition.</p> <p>The principal contractor to use acrow props as necessary to provide any temporary supports.</p>	3



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Activity	Hazard	Risk	People at Risk	Severity of Injury	Likelihood of Occurrence	Initial Risk Rating	Control Measures	Residual Risk Rating
Roofing and associated works at height	Falls from height	<ul style="list-style-type: none"> Serious Injury/Death 	C, ES & CS	4	3	12	The principal contractor to ensure that all contractors working at height have been suitably trained. All works to be undertaken in accordance with the Working at Height Regulations 2005. All scaffolding to be installed and checked by a licensed scaffolding contractor. Risk assessments and method statements to be produced.	3
Strip out works & construction works on site generally	Mould & airborne fibres/fungus	<ul style="list-style-type: none"> Respiratory Infections 	C, ES & CS	2	4	8	The principal contractor to ensure that all mould growths are removed or treated on site. Appropriate PPE to be worn during any removal. Risk assessments and method statements to be produced.	3
Access/ egress from the building and working within the grounds	Risk of rodents, syringes, sharp items etc. in long grass or covered areas	<ul style="list-style-type: none"> Bites/serious infections/ cuts etc. 	C, ES & CS	3	2	6	All personnel attending site to wear appropriate PPE and to be extremely vigilant.	3

Risk Assessment Rating Methodology

Risk = Severity of Injury x Likelihood of Occurrence

Severity of Injury = 1 Trivial, 2 Slight Injuries, 3 Serious Injury, 4 Death

Likelihood of Occurrence = 1, Most Unlikely, 2 Unlikely, 3 Likely, 4 Most Likely

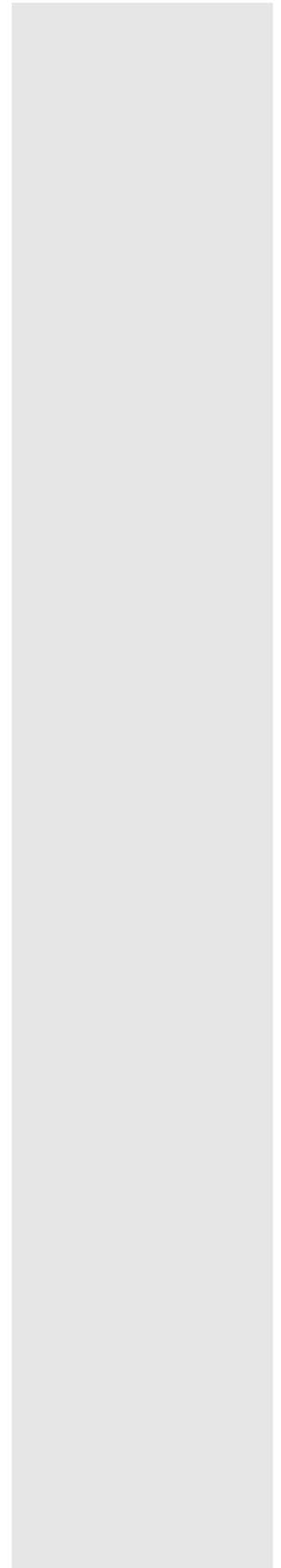
Initial Risk Rating = 1 - 2 Minor Risk, 3 – 4 Low Risk, 5 – 8 Medium Risk, 9 – 16 High Risk

People at Risk = Contractors (C), Employer's Staff (ES), General Public (GP), Consultants (CS)

Residual Risk Rating = 2 Minor Risk, 3 – 4 Low Risk, 5 – 8 Medium Risk, 9 – 16 High Risk

APPENDIX B

Schedule of Photographs



THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTERSHIRE, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL



Photograph 1 – Typical image showing the front elevation



Photograph 2 – Typical image showing the left-hand side elevation



Photograph 3 – Gas & electrical meters



Photograph 4 – Typical image showing the rear elevation



Photograph 5 – Main access road to the site and property



Photograph 6 – Side access road to the site, property and the tennis courts

**THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTERSHIRE, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL**



Photograph 7 – Side access road to the site, property and the tennis courts



Photograph 8 – Front garden area



Photograph 9 – Left-hand side garden area



Photograph 10 – Left-hand side driveway



Photograph 11 – Left-hand side garden area and tennis courts



Photograph 12 – Right-hand side garden area

**THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTERSHIRE, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL**



Photograph 13 – Left-hand side and rear garden areas



Photograph 14 – Typical image of the kitchen



Photograph 15 – Typical image of the kitchen



Photograph 16 – Typical image of the kitchen



Photograph 17 – Typical image of the kitchen showing existing boiler position



Photograph 18 – Typical image of the kitchen showing gas cooker position

THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTERSHIRE, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL



Photograph 19 – Electrical consumer unit within the base unit of the kitchen



Photograph 20 – Typical image of the main entrance hall



Photograph 21 – Typical image of the w/c room



Photograph 22 – Typical image of the bathroom



Photograph 23 – Typical image of the middle front bedroom



Photograph 24 – Typical image of the linking corridor

THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTERSHIRE, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL



Photograph 25 – Typical image of the front-right hand bedroom



Photograph 26 – Typical image of the front-right hand bedroom



Photograph 27 – Typical image of the rear master bedroom



Photograph 28 – Typical image of the rear living/dining room



Photograph 29 – Typical image of mould growth to the rear living/dining room ceiling



Photograph 30 – Typical image of mould to the rear bedroom ceiling

THE BYWAYS, 11 COURT CLOSE, KIRBY MUXLOE, LEICESTERSHIRE, LE9 2DD
FOR
KIRBY MUXLOE PARISH COUNCIL



Photograph 31 – Suspected gas main within the kitchen floor

APPENDIX C

Asbestos Refurbishment & Demolition Survey & Report




This is a supplementary report.

Domestic Asbestos Refurbishment Survey Report

Site Address:	The Byways 11 Court Close Kirby Muxloe Leicester, LE9 2DD	Client:	Kirby Muxloe Parish Council
Survey Reference:	J159496	Client Address:	Parish Council Office Station Road Kirby Muxloe Leicester LE9 2EN
Survey Date:	12 Feb 2019		
Site UPRN:	TL805		



Surveyor:	Daniel Prince	Authoriser:	Safeerah Gangat
			
12 Feb 2019		12 Mar 2019	

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 asbestos | legionella | fire | energy



Hollow Farm, 9 Hilton Road, Fenstanton,
 Cambridgeshire PE28 9LJ

Tel: 01480 891800

info@thameslabs.co.uk www.thameslabs.co.uk

Section 1 - Preface

Further to a request from Kirby Muxloe Parish Council, Thames Laboratories have carried out an asbestos refurbishment survey for asbestos containing materials (ACM). The survey will be based on client specific instructions and requirements.

This report has been prepared following an asbestos survey of the premises the survey follows the principles of a "Refurbishment and Demolition Survey" as set out in HSG264 "Asbestos: the survey Guide" January 2010 and documented internal procedures TP04.

The analysis of samples collected during the inspection has been undertaken By Thames Laboratories who are a UKAS accredited laboratory and also hold UKAS accreditation for asbestos inspections. Samples have been analysed in accordance with HSG248. The Analysts Guide 2005.

Please read the site observation section for any further comments regarding the survey works, also note that important findings/observations for the inspection will be recorded in the room notes of section 3.0 .

Report Key							
Material Assessment (MA)							
Product Type (PT)		Extent of Damage (ED)		Surface Treatment (ST)		Asbestos Type (AT)	
Score	Item	Score	Item	Score	Item	Score	Item
0	NAD - No asbestos detected	0	Good - None.	0	Composite materials, floor tiles, bitumen etc.	0	NAD - No asbestos detected
1	Asbestos reinforced composites, AC	1	Low scratches, broken edges	1	Enclosed sprays or lagging, encapsulated AIB, cement, textured coatings	1	Chrysotile
2	AIB Insulation Boards, ropes, textiles, paper, gaskets, felt, textured coating	2	Medium or significant breakage, exposed fibres	2	Unsealed AIB, encapsulated lagging and sprays	2	Amosite
3	Thermal insulations	3	High damage, visible debris	3	Unsealed lagging and sprays	3	Crocidolite



Hollow Farm, 9 Hilton Road, Fenstanton,
Cambridgeshire PE28 9LJ

Tel: 01480 891800

info@thameslabs.co.uk www.thameslabs.co.uk

Section 2 - Site Observations

External Notes

Pitched roof over brick walls.

Downpipes	Plastic
Undertile edging	Sampled
Fascia boards	Timber
Guttering	Plastic
Soffits	Sampled
Lining to flat roofs	Sampled
Damp proof course	Not visible
Roof tiles / slates	Clay

Building Notes

Building Description	3 bedroom Bungalow.
Age of Building	1950 - 1970 (circa).
Construction Type	Traditional brick construction.

Internal Notes

Refurbishment and demolition survey throughout Property.

Predominant structure of walls throughout	Plaster, Solid
Predominant structure of ceilings throughout	Plasterboard
Predominant nature of floors throughout	Concrete
Models of boilers present (and room numbers)	Vaillant - kitchen.



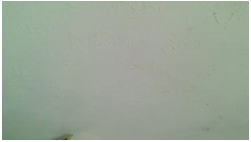




Section 3 - Summary Findings

3.1 Asbestos Materials & Presumptions



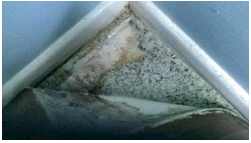

The table below summarises instances of ACMs found or suspected in this property and lists rooms that we could not access whilst on site. Please refer to the key within section 1.0

Floor/Area/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	Recommended Action	Photo
Domestic dwelling/ External/ Room 1/Externals.	Undercloaking - cement.	1	26lm	Low	1	1	Chrysotile	AR004293	4	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ External/ Room 1/Externals.	Soffits - cement.	1	35lm	Low	1	1	Chrysotile	AR004294	4	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ External/ Room 2/Shed.	Corrugated roofing sheets - cement.	1	4m²	Low	1	1	Chrysotile	AR004295	4	D - Material to be managed as asbestos and inspected	
Domestic Dwelling/ Ground Floor/ Room 1/Loft Space	Sarking	-	50m²	-	-	-	No Asbestos Detected	CG000870	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 1/Kitchen.	NSMI inspection point - sink pad removed.	0		-	-	-	-	-	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 1/Kitchen.	Bitumen pads to drainers.	1	2no.	Low	1	0	Chrysotile	AR004280	3	D - Material to be managed as asbestos and inspected	
Domestic Dwelling/ Ground Floor/ Room 1/Loft Space	Disused Cement Flue	1	1lm	Low	1	1	Chrysotile	CG000871	4	F - removal recommended	
Domestic dwelling/ Ground Floor/ Room 1/Kitchen.	Floor tiles (beige) and bitumen adhesive (adhesive continues t/o kitchen - 15m*2)	1	2m²	Low	1	0	Chrysotile	AR004281	3	D - Material to be managed as asbestos and inspected	




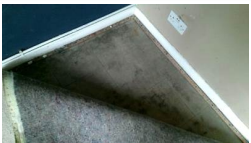
PT = Product Type AC = Accessibility ST = Surface Treatment MA = Material Assessment Score ED = Condition QT = Quantity

Floor/Area/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	Recommended Action	Photo
Domestic dwelling/ Ground Floor/ Room 1/Kitchen.	NSMI inspection point - modern brown vinyl tiles below laminate floor.	0		-	-	-	-	-	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 1/Kitchen.	NSMI inspection point - modern Vaillant modern boiler with metal flue pipe to wall.	0		-	-	-	-	-	-	No further action required	
Domestic Dwelling/ Ground Floor/ Room 2/Kitchen	Consumer Unit	2	1no.	Low	0	1	Chrysotile	Presumed	4	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 2/Hallway.	Textured decorative coating - ceiling.	-	12m²	-	-	-	No Asbestos Detected	AR004282	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 2/Hallway.	Floor tiles (beige) and bitumen adhesive.	1	12m²	Low	1	0	Chrysotile	AR004283	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 3/Lounge.	Textured decorative coating - ceiling.	-	18m²	-	-	-	No Asbestos Detected	AR004284	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 3/Lounge.	Floor tiles (beige) and bitumen adhesive.	1	18m²	Low	1	0	Chrysotile	AR004285	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 3/Lounge.	NSMI inspection point - modern blue vinyl tiles.	0		-	-	-	-	-	-	No further action required	

PT = Product Type AC = Accessibility ST = Surface Treatment MA = Material Assessment Score ED = Condition QT = Quantity

Floor/Area/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	Recommended Action	Photo
Domestic dwelling/ Ground Floor/ Room 3/Lounge.	NSMI inspection point - block chimney breast.	0		-	-	-	-	-	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 4/Toilet.	Floor tiles (beige) and bitumen adhesive.	1	2m²	Low	1	0	Chrysotile	AR004286	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 4/Toilet.	NSMI inspection point - modern vinyl blue floor tiles.	0		-	-	-	-	-	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 5/Cylinder Cupboard.	Floor tiles (beige) and bitumen adhesive.	1	2m²	Low	1	0	Chrysotile	AR004287	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 6/Bathroom.	NSMI inspection point - plastic soil pipe within timber boxing.	0		-	-	-	-	-	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 6/Bathroom.	NSMI inspection point - bath void.	0		-	-	-	-	-	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 6/Bathroom.	Bitumen adhesive to floor.	1	4m²	Low	1	0	Chrysotile	AR004288	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 6/Bathroom.	NSMI inspection point - modern blue vinyl floor tiles.	0		-	-	-	-	-	-	No further action required	

PT = Product Type AC = Accessibility ST = Surface Treatment MA = Material Assessment Score ED = Condition QT = Quantity

Floor/Area/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	Recommended Action	Photo
Domestic dwelling/ Ground Floor/ Room 6/Bathroom.	Textured decorative coating - ceiling.	-	6m²	-	-	-	No Asbestos Detected	AR004289	-	No further action required	
Domestic dwelling/ Ground Floor/ Room 7/Bedroom 1.	Floor tiles (beige) and bitumen adhesive.	1	6m²	Low	1	0	Chrysotile	AR004290	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 8/Bedroom 2.	Floor tiles (beige) and bitumen adhesive.	1	8m²	Low	1	0	Chrysotile	AR004291	3	D - Material to be managed as asbestos and inspected	
Domestic dwelling/ Ground Floor/ Room 9/Bedroom 3.	Floor tiles (beige) and bitumen adhesive.	1	9m²	Low	1	0	Chrysotile	AR004292	3	D - Material to be managed as asbestos and inspected	

PT = Product Type AC = Accessibility ST = Surface Treatment MA = Material Assessment Score ED = Condition QT = Quantity

3.2 Areas of No Access

Floor	Room	Item / Reason	Recommended Action	Photo
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None recorded.

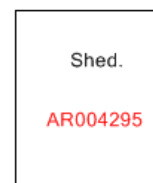
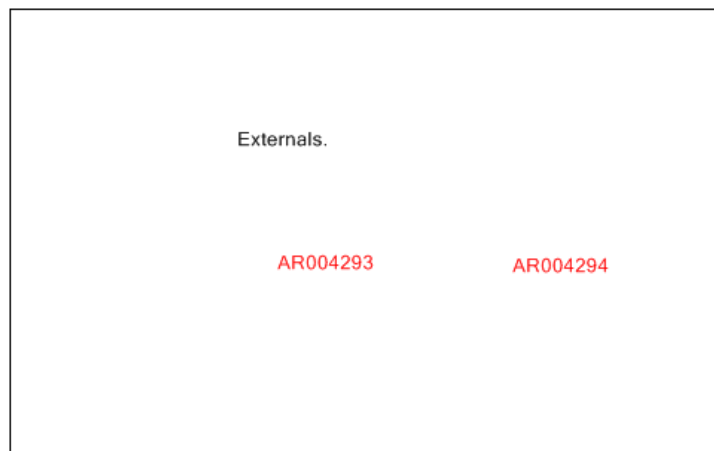
Inaccessible areas should be presumed to contain asbestos for planned works or management purposes



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info@thameslabs.co.uk **www.thameslabs.co.uk**

3.3 Floorplans

Floorplans



Site Plan Key
Asbestos Item Sample Number = RED
Presumed Asbestos Item = RED
Non -Asbestos Item Sample Number = BLACK
No Access = BLUE

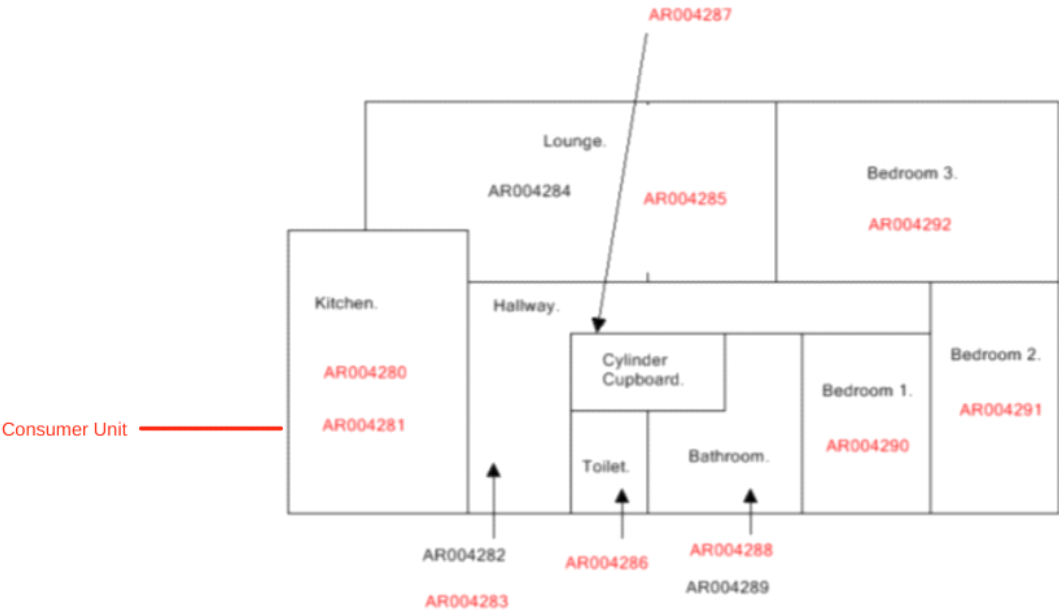
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Floor: External



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Floorplans



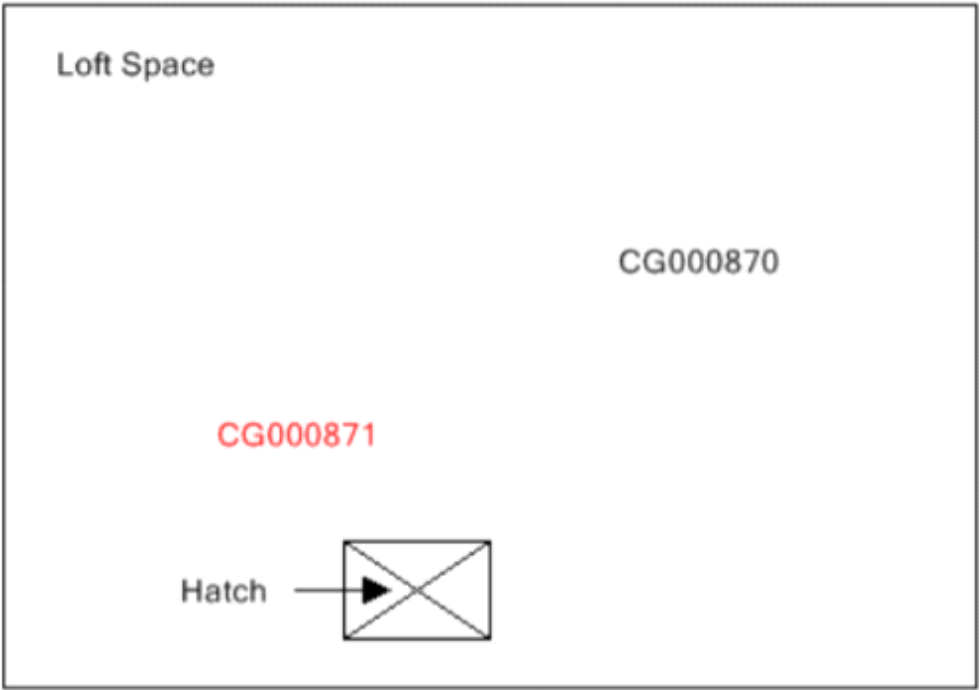
Site Plan Key
Asbestos Item Sample Number = RED
Presumed Asbestos Item = RED
Non -Asbestos Item Sample Number = BLACK
No Access = BLUE

The Byways, 11 Court Close, Kirby Muxloe, Leicester, LE9 2DD

Floor: Ground Floor



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Site Plan Key
Asbestos Item Sample Number = RED
Presumed Asbestos Item = RED
Non -Asbestos Item Sample Number = BLACK
No Access = BLUE

The Byways, 11 Court Close, Kirby Muxloe, Leicester, LE9 2DD

Floor: Roof Void

Section 4 - Areas Inspected

Building	Floor	Room	Notes	R&D
Domestic dwelling (3 bedroom Bungalow.)	External	Externals.	Clay tiled pitched roof onto brick walls, plastic rainwater goods, timber fascias, uPVC windows.	Yes
Domestic dwelling (3 bedroom Bungalow.)	External	Shed.	Concrete walls and floors.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Bathroom.	Textured decorative coating to plasterboard ceiling, brick/block and plaster walls, with ceramic tiles, modern vinyl flooring to concrete floor, timber boxing plastic soil pipe, timber bath panel, ceramic tiled sill.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Bedroom 1.	Plasterboard ceiling, no textured coating, brick/block and plaster walls, carpet to floor tiles concrete floor, uPVC window sill.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Bedroom 2.	Plasterboard ceiling, no textured coating, brick/block and plaster walls, carpet to floor tiles concrete floor, uPVC window sill.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Bedroom 3.	Plasterboard ceiling, no textured coating, brick/block and plaster walls, carpet to floor tiles concrete floor, uPVC window sill.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Cylinder Cupboard.	Plasterboard ceiling, no textured coating, brick/block and plaster walls, floor tiles to concrete floor, foam insulated hot water cylinder.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Hallway.	Textured decorative coating to plasterboard ceiling, brick/block and plaster walls, modern vinyl flooring to floor tiles to concrete floor.	Yes
Domestic Dwelling (3 Bedroom Bungalow)	Ground Floor	Kitchen	Re-visit of consumer unit	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Kitchen.	Plasterboard ceiling, no textured coating, brick/block and plaster walls, with ceramic tiles, fitted laminate floor covering onto modern vinyl floor tiles onto concrete floor.	Yes
Domestic Dwelling (3 Bedroom Bungalow)	Ground Floor	Loft Space	Re-visit to loft space.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Lounge.	Textured decorative coating to plasterboard ceiling, brick/block and plaster walls, modern vinyl flooring to floor tiles to concrete floor, uPVC window sill.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Ground Floor	Toilet.	Plasterboard ceiling, no textured coating, brick/block and plaster walls, modern vinyl flooring to floor tiles onto concrete floor, ceramic toilet cistern, ceramic tiled sill.	Yes
Domestic dwelling (3 bedroom Bungalow.)	Roof Void	Loft.	MMMF insulation to plasterboard ceiling below modern underfelted brick/block gable walls, timber hatch, foam insulated metal pipework, metal flue, plastic water tank with MMMF jacket.	Yes

Section 5 - Bulk Sample Analysis Certificate

Sample Analysis Report

Client: Kirby Muxloe Parish Council, Parish Council Office, Station Road,
Kirby Muxloe, Leicester, LE9 2EN

Job No: J159496

Site Address: The Byways, 11 Court Close, Kirby Muxloe, Leicester, LE9
2DD

Test Date: 14 Feb 2019

Report Issue Date: 12 Mar 2019

Sample No.	Location	Description	Asbestos Type	Notes
AR004280	Kitchen.	Bitumen pads to drainers.	Chrysotile	
AR004281	Kitchen.	Floor tiles (beige) and bitumen adhesive (adhesive continues t/o kitchen - 15m*2)	Chrysotile	Chrysotile in floor tile and bitumen
AR004282	Hallway.	Textured decorative coating - ceiling.	NAD	
AR004283	Hallway.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
AR004284	Lounge.	Textured decorative coating - ceiling.	NAD	
AR004285	Lounge.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
AR004286	Toilet.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
AR004287	Cylinder Cupboard.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
Notes: -				



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SAMPLE ANALYSIS REPORT (CONTINUATION)

Sample No.	Location	Description	Asbestos Type	Notes
AR004288	Bathroom.	Bitumen adhesive to floor.	Chrysotile	
AR004289	Bathroom.	Textured decorative coating - ceiling.	NAD	
AR004290	Bedroom 1.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
AR004291	Bedroom 2.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
AR004292	Bedroom 3.	Floor tiles (beige) and bitumen adhesive.	Chrysotile	Chrysotile in floor tile and bitumen
AR004293	Externals.	Undercloaking - cement.	Chrysotile	
AR004294	Externals.	Soffits - cement.	Chrysotile	
AR004295	Shed.	Corrugated roofing sheets - cement.	Chrysotile	
CG000870	Loft Space	Sarking	NAD	
CG000871	Loft Space	Disused Cement Flue	Chrysotile	
Notes: -				


End Of Certificate

Sample analysis was conducted in accordance with documented in house procedures and the methodology contained in HSG248 (The analysts' guide for sampling, analysis and clearance procedures 2005). The information provided concerning sample locations is as provided by the client no liability can be accepted for the accuracy of this information. Thames Laboratories is the trading name of The Hazard Management and Environmental Services Laboratories Limited

Comments, opinions, and recommendations are outside the scope of our UKAS accreditation. Determination of concentration is outside the scope of Laboratory accreditation.

Sample Analysis Conducted By Becky Blakes

Authorised By Safeerah Gangat



Key: Chrysotile: White Asbestos Amosite: Brown Asbestos Crocidolite: Blue Asbestos NAD No Asbestos Detected
Issuing Office: Thames Laboratories, Hollow Farm, Hilton Road, Fenstanton, Cambridgeshire, PE28 9LJ
Telephone 0800 085 2348 Fax 01480 891800 E mail info@thameslabs.co.uk



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Section 6 - Terms and Standard Text

Commonly used abbreviations within report text

AIB – Asbestos insulating board AC - Asbestos cement NSMI – No suspect material identified
TC - Textured decorative coating

Textured Coating Sampling Procedure

Note:- Frequency of sampling Textured Coating

As a minimum 1 sample is collected from each pattern of textured coating (TC) for each floor of the property. The sample is to be made up of a minimum of 3 locations regardless of the number of rooms that have the application. Where TC is applied to more than 3 rooms then the sub sampling is to be extended to a minimum of 1 per room (No maximum).

Recommendations

Please note that recommendations made within this report are based on current occupation, room usage and ACM condition at the time of the inspection. They have not considered any planned work. When work is to be undertaken in the building it is important that ACM risk is considered and any asbestos materials that could be disturbed are removed prior to works.



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