



Marine & Coastguard Agency

ASBESTOS TARGETED DEMOLITION SURVEY

MCA Beer



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ASBESTOS TARGETED DEMOLITION SURVEY

MCA Beer

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PROJECT NO. 70050787

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0231

WSP

WSP House

70 Chancery Lane

London

WC2A 1AF

Phone: +44 (0)121 352 4700

WSP.com



QUALITY CONTROL

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Authorised by	Alex Watson			
Signature				
Report number	70050787			



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EXECUTIVE SUMMARY

This Targeted demolition survey report is based upon a targeted intrusive investigation of MCA Beer. The scope of the survey is to demolish the two-room extension to the rear of the property with a view to build a larger one in its place with a pitched roof, cutting into the current roof line.

SURVEY FINDING SUMMARY

The presence of ACMs (Asbestos Containing Materials) has been identified on the site. Because it is understood that works that may disturb ACMs are imminent, all recommendations given for the management of ACMs are 'Remove'.

High Risk ACMs

Location	Description	Extent	Recommendation
No High-Risk ACMs identified			

Medium Risk ACMs

Location	Description	Extent	Recommendation
No Medium-Risk ACMs identified			

Low Risk ACMs

Location	Description	Extent	Recommendation
Ground Floor 001 Store	Insulation board to ceiling	2 m ²	Remove
Ground Floor 002 WC	Insulation board to ceiling	2 m ²	Remove
Ground Floor 003 Garage	Insulation board to ceiling	10 m ²	Remove
External 006 External areas	Insulation board to soffit	10 m ²	Remove

Very Low Risk ACMs

Location	Description	Extent	Recommendation
Ground Floor 004 Office	Vinyl to floor	6 m ²	Remove prior to works that may cause disturbance



SITE SPECIFIC LIMITATIONS

The following list indicates where there was limited or no access to areas of the site during the course of the survey and the reason for this access limitation. Any locations or items that could not be inspected during the survey must be presumed to contain asbestos until proven otherwise, and managed accordingly.

All areas within scope of survey were accessed

1 INTRODUCTION

All pages of this report must be read in conjunction with one another; they must be kept together and not singled out or copied individually as descriptions and locations are not always cross referenced.

1.1 SURVEY SCOPE

This Targeted demolition survey report is based upon an intrusive investigation of MCA Beer. The scope of the survey is to demolish the two-room extension to the rear of the property with a view to build a larger one in its place with a pitched roof, cutting into the current roof line.

- A copy of the Survey Plan Client Authorisation Form is located within Appendix C.
- Full details of any limitations can be found in Section 3
- Areas included in the inspection are as described in the Material Register in Section 5
- Site plans within Appendix A show the boundaries within which the work was undertaken

1.2 PURPOSE AND OBJECTIVES

A refurbishment or demolition survey is needed before any refurbishment or demolition work is carried out to a building or structure. 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 is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. This has been undertaken as far as reasonably practicable although a number of exclusions are applicable, full details of which can be found in Section 3.

1.3 LEGAL BACKGROUND

Under legal responsibilities, we draw your attention specifically to Regulation 8 of the Construction (Design and Management) Regulations 2015 (CDM 2015). Clients must not leave it to contractors to discover hazards incidentally. Asbestos materials must be identified and removed prior to refurbishment or demolition.

The Health and Safety at Work etc. Act (1974), requires all employers, the self-employed and those who have control, to any extent, over a workplace to conduct their work so that anyone affected by their work will not be exposed to health and safety risks, and to provide information to anyone whose health and safety may be affected.

Wider health and safety legislation in support of the Act includes the Management of Health & Safety at Work Regulations (1999) which require employers to assess the health and safety risks to third parties who may be affected by their activities.

The Control of Asbestos Regulations (2012) and specifically regulation 4, the 'duty to manage asbestos' contains an explicit duty to assess and manage the risks from the presence of asbestos. As part of this duty, reasonable steps must be taken to determine the location of materials likely to contain asbestos. HSG264 is the official supporting guidance on procedures for the assessment of asbestos in buildings.

Regulation 5 of the Control of Asbestos Regulations (2012) requires that intrusive refurbishment or demolition works must not be carried out until a suitable assessment for the presence of ACMs has been undertaken. Where such works are anticipated, they must not proceed until a refurbishment or demolition asbestos survey has been carried out and the risks from all ACMs has been eliminated, designed out, or if not possible, reduced to as low as reasonably practicable. This normally means redesign of a project to avoid disturbance of ACMs or removal of all ACMs that could foreseeably be disturbed.

2 GENERAL SITE INFORMATION

2.1 AUTHORISATION

WSP was requested by Bradley Smith on behalf of WSP UK c/o Marine & Coastguard Agency, to undertake a Targeted demolition survey of MCA Beer.

Should Marine & Coastguard Agency wish to pass copies of this report issued on 27th May 2020 to other parties for information, the whole of the report should be copied and WSP accepts no professional liability or warranty to other parties in this connection without the explicit written agreement thereto by WSP.

It should be noted that this Asbestos survey report is not intended to be used as a Bill of Quantities for the removal of ACMs and should be used as a reference document only when tendering. All quantities detailed within the survey report are approximations and should be verified by a competent person.

2.2 SURVEY METHODOLOGY

The survey was undertaken by Lance Dowd (Lead Surveyor) on 21st May 2020, utilising WSP in-house Technical Procedure 'Surveying, Sampling and Assessment (SSA)', which conforms to UKAS requirements and the procedures set out in HSE guidance document HSG264 entitled 'Asbestos: The survey guide' (April 2012).

Upon arrival on site the surveyor familiarised themselves with the premises and cross referenced the layout to the plans provided. Any apparent discrepancies were amended to reflect the current building layout. Where no plans were available the surveyor generated plans on site.

During this initial familiarisation, the surveyors took into account the type, construction and age of the premises to be surveyed, current or former equipment and types of processes carried out in them. The survey team selected a suitable starting point for the survey and then proceeded with due care in a systematic fashion until all reasonably accessible areas of the premises within the scope of the survey were inspected.

2.3 DESCRIPTION OF GENERAL BUILDING CONSTRUCTION

The main construction of this building consists of brick walls concrete floors with a pitched tile roof

2.4 LEVEL OF IDENTIFICATION

Sampling of suspected ACMs was undertaken in accordance with WSP in-house Technical Procedure SSA. All sampling points were made good (except where materials were found to be in a poor condition prior to sampling).

Bulk sample analysis was undertaken by a UKAS accredited laboratory following principles detailed in HSE document HSG248, 'Asbestos: The Analysts' Guide for sampling, analysis and clearance procedures'. Certificates of Analysis are included in Appendix B.

3 SURVEY LIMITATIONS

3.1 GENERAL SURVEY LIMITATIONS

The areas included in the inspection are as described in the Material Register in Section 5 and detailed in the Site Plans contained in Appendix A. Areas that were expected to be investigated but the surveyor has not been able to inspect for specific reasons are listed under section 3.2 below. The dutyholder must presume that any items or locations that have not been investigated do contain asbestos as is the requirement of the Control of Asbestos Regulation (2012), Regulation 5.

It is known that asbestos materials are frequently concealed in the fabric of buildings or within sealed building voids not evident from information supplied at the time of the survey, therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further ACMs may be found.

No access was made to any live electrical equipment or operational plant. Portable plant and equipment has not been investigated.

We have not investigated beyond any suspected asbestos containing materials where doing so would result in their disturbance. Therefore, in some instances further investigations may be required to inspect for ACMs.

A representative inspection has been carried out to items and areas concealed by non-asbestos insulation.

Mechanically excavated investigations beneath solid floor slab both internal and external have not been undertaken as this would be interpreted as a ground investigation and is beyond the scope of the survey.

3.2 SITE SPECIFIC LIMITATIONS

The following list indicates where there was limited or no access to areas of the site during the course of the survey and the reason for this access limitation. Any locations or items that could not be inspected during the survey must be presumed to contain asbestos until proven otherwise, and managed accordingly.

All areas within scope of survey were accessed

4 MATERIAL ASSESSMENT

4.1 MATERIAL ASSESSMENTS

Where ACMs have been identified or presumed, a Material Assessment Algorithm, as detailed in HSG264, has been assigned. The material assessment establishes the likelihood of the ACMs releasing airborne fibres, taking into account its type and condition using the algorithm below:

Sample Variable	Score	Examples of scores
Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos (including AIB debris), 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, painted asbestos cement.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) unsealed asbestos cement, sealed rope / textiles etc.
	2	Unsealed AIB, unsealed rope / textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos or mixtures excluding Crocidolite
	3	Crocidolite or mixtures containing Crocidolite

A material risk rating has been assigned to each ACM based on the material assessment score:

Material Risk Score	Material Risk Rating (potential to release asbestos fibres)
10-12	High
7-9	Medium
5-6	Low
2-4	Very Low

No priority assessments have been carried out for this type of survey.

5 SURVEY RESULTS

5.1 SURVEY RESULTS

The recommendations for the treatment of ACMs within this report are defaulted to 'Remove'. This is because this survey has been undertaken prior to Demolition. If the ACMs will not be disturbed by the planned works then it may be possible for them to remain in-situ. Where ACMs are retained, an Asbestos Register and Asbestos Management Plan must be compiled and remaining ACMs incorporated and addressed appropriately.

Where high risk ACMs have been identified, access to these areas should be restricted until suitable remedial work can be undertaken.

All work involving the removal of asbestos must be undertaken in strict accordance with the Control of Asbestos Regulations (2012).

Work with asbestos insulation, asbestos coating and asbestos insulating board should in most cases be undertaken by a licensed asbestos removal contractor and is likely to be subject to a 14-day notification to the relevant enforcing authority.

It is recommended that all persons involved in the Demolition project are aware of the findings and the limitations stated in the report, we would therefore suggest that the client circulation list should be as a minimum:

- Principal Designer
- Principal Contractor
- Persons with Designer responsibilities
- Construction Design (CDM) Advisor OR Health & Safety Advisor (where applicable as this is a non-statutory role)
- On-site contractors and employers whose tasks may disturb identified materials
- Dutyholders
- Client representatives

Dutyholders should not presume that a refurbishment or demolition survey report is the final stage of a suitable and sufficient assessment of asbestos. Refurbishment or demolition works can be halted with serious consequences due to the discovery or disturbance of asbestos in items or locations specifically excluded from the scope of the survey or contained within the limitations. Consequences of this can include:

- Delays to programme
- Exposure of employees or others to asbestos
- The spread of asbestos on and around the site
- Crushed demolition products contaminated with asbestos having to be disposed of as Hazardous Waste

It is vital that all limitations are fully investigated prior to the commencement of any site works and that these investigations are carried out by competent persons or organisations such as an accredited inspection body. Sufficient time should be allowed for the safe remediation of any asbestos discovered prior to refurbishment or demolition works taking place including soft strip of non-asbestos items.

If the scope of work changes during the period between the asbestos survey and commencement of site works, then the survey report should be reviewed for adequacy by a competent person. It is common for certain locations not to be fully accessible at the time of the asbestos survey. Such locations may be within and beneath ground floor slabs and could include services, ducts or voids that are not discoverable until site works commence.

The dutyholder should consider the need for any of the below actions during a refurbishment or demolition project to ensure the safe management of asbestos during the whole project lifecycle:

- Desktop studies to ascertain the suitability of the survey should the exact scope of works change
- Further site investigations of excluded and caveated items or locations
- Any additional investigations for asbestos that may be required as structures are removed
- Surveys beyond suspected ACMs

5.2 MATERIALS REGISTER

The survey results are summarised in tabular format within the materials register. Extents, Accessibility and Level of Identification are recorded in the following formats:

- Extent
 - m² - square metres
 - lm - linear metres
 - No. – number of units
 - NQ - not quantified

- Accessibility
 - High – Easily accessible (can be touched)
 - Medium (Med) – Not easily reached (requires stepladders)
 - Low – Requires effort to reach (requires specialist access equipment)

- Level of Identification
 - 12345678/XX001 – Sampled material
 - As 12345678/XX001 – Cross referenced to sampled material
 - Strongly Presumed 001 – Visually assessed material
 - Presumed 001– Non-accessed item/area

Refer to the Certificate of Analysis in Appendix B for the asbestos identification of sampled materials.

MATERIALS REGISTER



PROJECT NO: 70050787
DATE OF INSPECTION: 21/05/2020

SITE ADDRESS:
MCA Beer, Common Lane, Beer.

Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations / Comments	Photographs
Ground Floor 001 Store	Insulation board to ceiling	2 m ²	2	0	1	2	5	Low	Med	70050787/LD001	Amosite, Chrysotile	Remove Insulating board to ceiling brick walls carpet to concrete floor foam insulation to copper pipes UPVC door and frame timber shelves metal cable conduit	
Ground Floor 002 WC	Insulation board to ceiling	2 m ²	2	0	1	2	5	Low	Med	As 70050787/LD001	Amosite, Chrysotile	Remove Insulating board to ceiling brick walls ceramic tiles to concrete floor foam insulation to copper pipes UPVC door and frame ceramic cistern and sink metal cable conduit	
Ground Floor 003 Garage	Insulation board to ceiling	10 m ²	2	0	1	2	5	Low	Med	As 70050787/LD001	Amosite, Chrysotile	Remove Insulating board to ceiling and box work brick walls concrete floor timber door and frame with a metal roller shutter ceramic cistern and sink metal cable conduit	

MATERIALS REGISTER



PROJECT NO: 70050787
DATE OF INSPECTION: 21/05/2020

SITE ADDRESS:
MCA Beer, Common Lane, Beer.

Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations / Comments	Photographs
Ground Floor 004 Office	Vinyl to floor	6 m ²	1	1	0	1	3	Very Low	Med	70050787/LD002	Chrysotile	Remove prior to works that may cause disturbance Plasterboard ceiling brick walls timber and UPVC door and door frames carpet and vinyl to concrete floor UPVC window	
1st Floor 005 Roof void	Roof felt	50 m ²	-	-	-	-	-	-	-	70050787/LD003	No asbestos detected	Timber roof joists insulation board and plasterboard as floor and ceiling to rooms below metal conduit modern foam panel insulation as firebreak	
1st Floor 005 Roof void	Roof felt	50 m ²	-	-	-	-	-	-	-	70050787/LD004	No asbestos detected	Timber roof joists insulation board and plasterboard as floor and ceiling to rooms below metal conduit modern foam panel insulation as firebreak	

MATERIALS REGISTER



PROJECT NO: 70050787
DATE OF INSPECTION: 21/05/2020

SITE ADDRESS:
MCA Beer, Common Lane, Beer.

Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations / Comments	Photographs
External 006 External areas	Putty to window	1 No.	-	-	-	-	-	-	-	70050787/LD005	No asbestos detected	Rendered brick walls UPVC access doors plastic and cast soil pipes ceramic tile window ledges	
External 006 External areas	Insulation board to soffit	10 m ²	2	0	1	2	5	Low	Med	As 70050787/LD001	Amosite, Chrysotile	Remove	
External 007 Roof	Roof tiles	100 m ²	-	-	-	-	-	-	-	70050787/LD006	No asbestos detected	-	

MATERIALS REGISTER



PROJECT NO: 70050787
DATE OF INSPECTION: 21/05/2020

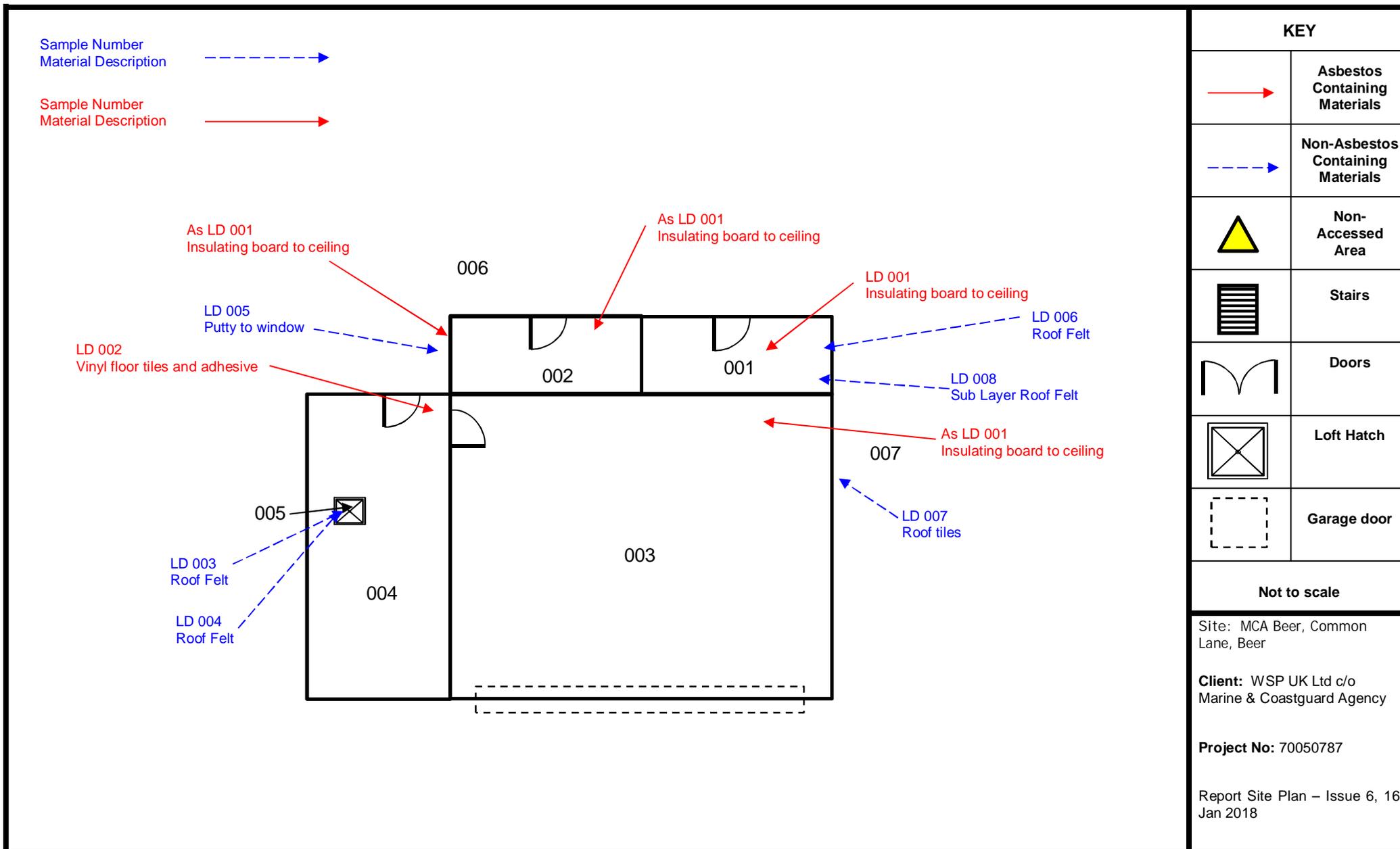
SITE ADDRESS:
MCA Beer, Common Lane, Beer.

Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations / Comments	Photographs
External 007 Roof	Roof felt to flat roof	10 m ²	-	-	-	-	-	-	-	70050787/LD007	No asbestos detected	-	
External 007 Roof	Sub layer of roof felt to flat roof	10 m ²	-	-	-	-	-	-	-	70050787/LD008	No asbestos detected	-	

Appendix A



SITE PLANS



KEY	
	Asbestos Containing Materials
	Non-Asbestos Containing Materials
	Non-Accessed Area
	Stairs
	Doors
	Loft Hatch
	Garage door
Not to scale	

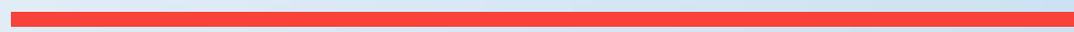
Site: MCA Beer, Common Lane, Beer

Client: WSP UK Ltd c/o Marine & Coastguard Agency

Project No: 70050787

Report Site Plan – Issue 6, 16 Jan 2018

Appendix B



CERTIFICATE OF ANALYSIS

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com



2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: WSP UK Ltd, 8 First Street, Manchester. M15 4GU.

Site Reference: 70050787 – MCA Beer

Date Received: 22/05/20

Certificate Number: TVS/20/2370

Date Analysed: 25/05/20

Analyst: N Tully

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	70050787/LD001	-	Insulating Board	Amosite Chrysotile
002	70050787/LD002	-	Floor Tile & Adhesive	Chrysotile
003	70050787/LD003	-	Bituminous Felt	No Asbestos Detected
004	70050787/LD004	-	Bituminous	No Asbestos Detected
005	70050787/LD005	-	Putty	No Asbestos Detected
006	70050787/LD006	-	Granular	No Asbestos Detected
007	70050787/LD007	-	Bituminous Felt	No Asbestos Detected
008	70050787/LD008	-	Bituminous	No Asbestos Detected

Approved: Sign:

Date: 27/05/20

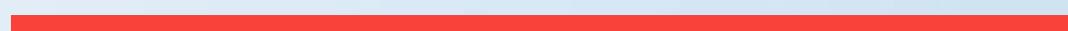
(Issued)

Print: N Tully

(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. The report shall not be reproduced except in full without our approval and the laboratory can provide assurances that parts of the report are not taken out of context. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

Appendix C



SURVEY PLAN CLIENT
AUTHORISATION FORM

Survey Plan Client Authorisation Form

Project name / number	70050786
Project Manager	S Baugh – Bradley Smith
Client	RNLI
Site Address	Beer Coastguard station, Devon
Type(s) of survey	Demolition
Property or structure type(s) from SSA definitions	Commercial
Survey scope	The current rear extension will be subject to demolition and re-build with a larger floor area and pitched roof void above.

Are plans available from the client (Hard copy or electronic)	yes
What historical asbestos survey/removal information been made available?	Pictures of labelled asbestos – no report
How has the full extent of the survey been communicated and by whom.	<p>Demolition survey to rear extension</p> 
Number of buildings (does the scope of the survey include adjacent land and outbuildings?)	One part of the building
Are there any underground ducts or services and are they to be included in the survey scope?	No

Is the property listed?	Not known
Will the survey area be vacant or occupied during the survey?	Vacant
Are there any known access limitations on the site? (Confined spaces or high-level areas)	NO
How will room numbers and floor numbers be reported?	WSP numbering
Does the client have any specific requirements or instructions?	No
Who shall be responsible for arranging access?	Bradley Smith - WSP
How many bulk samples are anticipated?	10
Additional specific exclusions from scope of survey.	<p>We will not survey behind suspected asbestos containing materials that could create a risk of fibre release.</p> <p>Where this results in areas of non-access that are likely to impact on the client's proposed works, arrangements will need to be made to access beyond those materials. Such investigations must be planned to take place in a timely manner to cause minimum disruption to the client's activities. These are likely to require licensed contractor assistance if accessing beyond identified asbestos.</p> <p>Review requests for exclusions carefully as they may result in ACM not being managed effectively. If this is the case then the client must be made aware of the consequences in writing and a record kept.</p> <p>Ensure client is notified of any unexpected exclusions that require further investigations.</p>

Welfare and Hygiene Facilities – on site

What welfare arrangement are in place at the site?	
Is a decontamination unit required due to asbestos or other contamination present?	

Refurbishment/Demolition Surveys

Will isolation certificates be provided prior to the survey?	To be provide
Is re-instatement of intrusive access points required?	Tape only



Floor Slabs – how are these to be inspected eg, visual inspection or mechanical investigation?	Not included
-------------------------------------------------------------------------------------------------------	--------------

Client Acceptance

By commissioning the works the client confirms that this document has been read and understood and agrees to the scope of the survey works as detailed above and in the associated proposal.

Prepared for and on behalf of WSP	
Name	S Baugh
Date	12 th March 2020



WSP House
70 Chancery Lane
London
WC2A 1AF

wsp.com