

**PATTINSON
SCIENTIFIC
SERVICES LIMITED**



Gentoo Property

Asbestos Strategy

Roker Tower blocks **2017/2018**

Client

Gentoo Property
Akeler House
Doxford International
Sunderland
SR3 3XR

Prepared by

Pattinson Scientific Services Ltd
Revision No. 2.0
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Amended: NA

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1.0 COMPLIANCE

1.1 Statement of Conformity

1.1.1 Compliance

This survey strategy has been prepared to specifically satisfy the requirements to provide sufficient information for the property improvement scheme identified.

The survey strategy has been prepared by Pattinson Scientific Services Limited for the sole use of Gentoo Property and has been based on information collated by both Gentoo Property and Pattinson Scientific.'

The strategy is considered to be accurate at the time of issue and may require amendment as the scheme progresses and further survey information is available.



Signed:

Name (print): K Reid

For Pattinson Scientific Services Limited

Position: Technical Director

Date: 17th October 2017

This survey strategy has been reviewed by the undersigned representative of Gentoo Property and has been deemed suitable for the proposed scheme.

Signed:

Name (print):

For Gentoo Sunderland

Position:

Date:

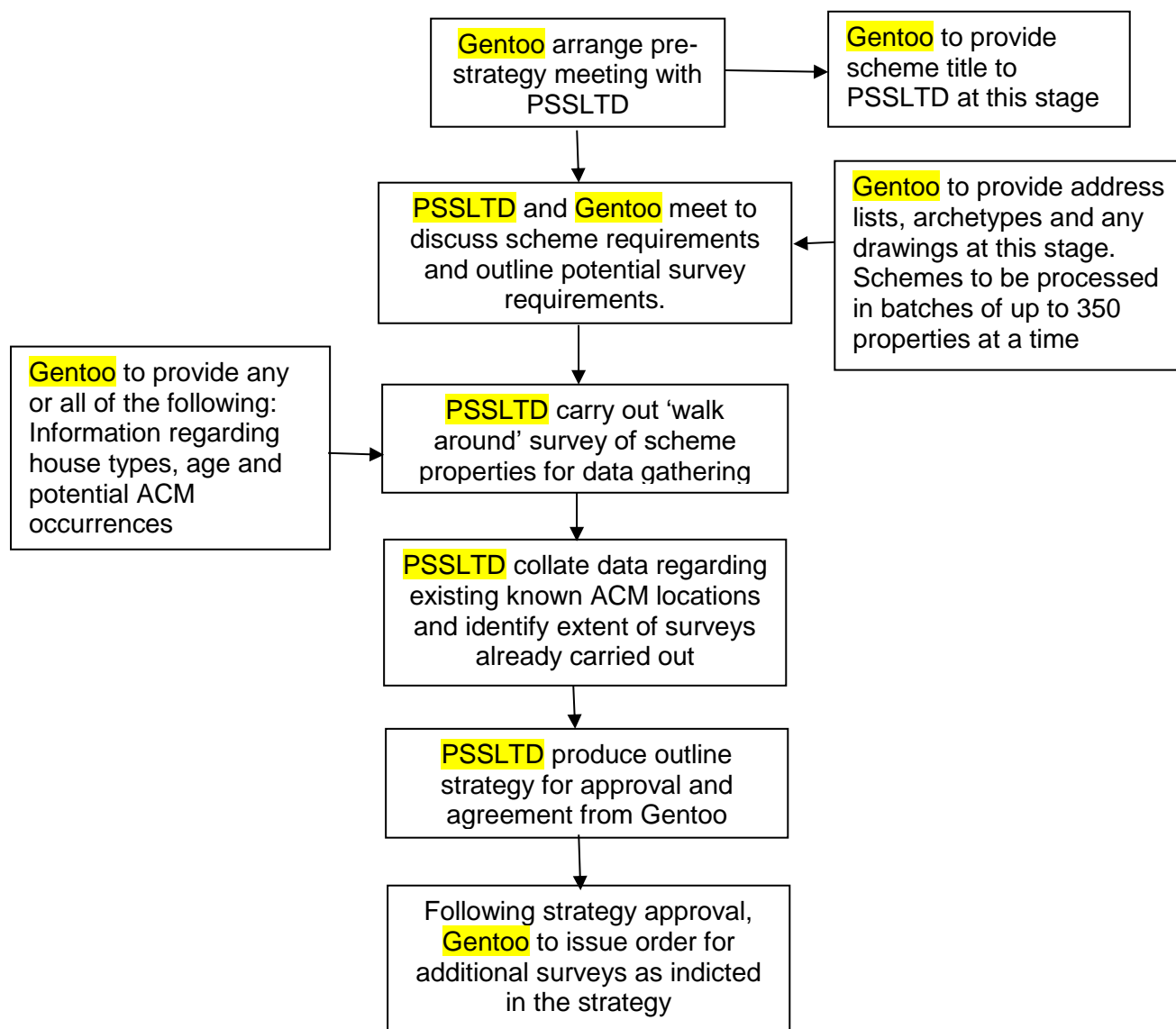
1.1.2 Confidentiality

The content of this survey strategy document is deemed to be in confidence between Pattinson Scientific Services Limited and Gentoo Property.

2.0 Strategy Planning

This Survey Strategy has been compiled to comply with the HSE requirement for there to be 'sufficient information' available regarding the presence of ACMs in social domestic properties, prior to refurbishment works being carried out.

The strategy is developed between Gentoo Sunderland and Pattinson Scientific Services Limited using the following key points;



3.0 Scheme Details

3.1	Scheme Title	Roker Tower blocks
3.2	Scope of Works	<p>The project is to install an insulated render system to the ground floors only of the five tower blocks at Roker (Gentoo recently removed the previously fixed Reynobond panels in response to the Grenfell tragedy).</p> <p>As there are a number of protrusions through the walls of the tower blocks (e.g. boiler flues, gas pipes, waste pipes, electric cables etc), it is highly likely that damage will occur internally to rooms within the ground floors of all the tower blocks.</p> <p>There is a potential that services may change / be modified as further information comes to light.</p> <p>Once appointed, the Contractor is to ascertain the full extent of the mechanical and electrical works required and produce relevant drawings and/or specifications of the proposed works prior to commencement on site to enable PSS Ltd to revise the asbestos strategy.</p>
3.3	Property Numbers	The five tower blocks in question are Dame Dorothy Crescent, Zetland Square, Victor Street, Dock Street and Church Street.

4.0 Provisional Assessment

To assist in formulating the strategy, a 'walk around' survey of the scheme properties will normally be carried out by PSSLTD to identify the basic construction types, age of the properties and the potential for concealed ACMs to be identified.

4.1	Has a walk around survey been carried out?	Yes, carried out by Chris Gilliead and Emma Obrien on 7 th October 2017.
4.2	Date of walk around survey	7 th October 2017
4.3	Property Information	<p>The properties included in the scheme are five 14 storey tower blocks in the Roker area of the city.</p> <p>The tower blocks hold purpose built social domestic flats, constructed of concrete columns and beams with concrete block infills.</p> <p>Construction dates for the five towers was between 1963 and 1965.</p>

5.0 Existing Survey Information

The following existing survey information is available for this scheme and has been reviewed for content;

5.1	Management / Type 2 Surveys	Management information for the communal areas of all blocks.
5.2	Localised Refurbishment Surveys	None supplied at this time.
5.3	Full Refurbishment Surveys	None supplied at this time.
5.4	Demolition Surveys	NA
5.5	ACMs Already Identified	Asbestos gaskets have been identified to pipework to the ground floor level of Zetland Square.

Notes;

- The above list of identified ACMs is based only on the surveys carried out in these properties to date and where useable information is available. The list **does not** identify all potential occurrences of ACMs in the scheme properties and these ACMs may not be present in all scheme properties.
- The full survey information should be referred to on an individual property basis as the works progress.

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6.0 Asbestos Strategy and Survey Requirements

Based on a review of the information from sections 2.0 to 4.0 above, the following survey requirements have been identified.

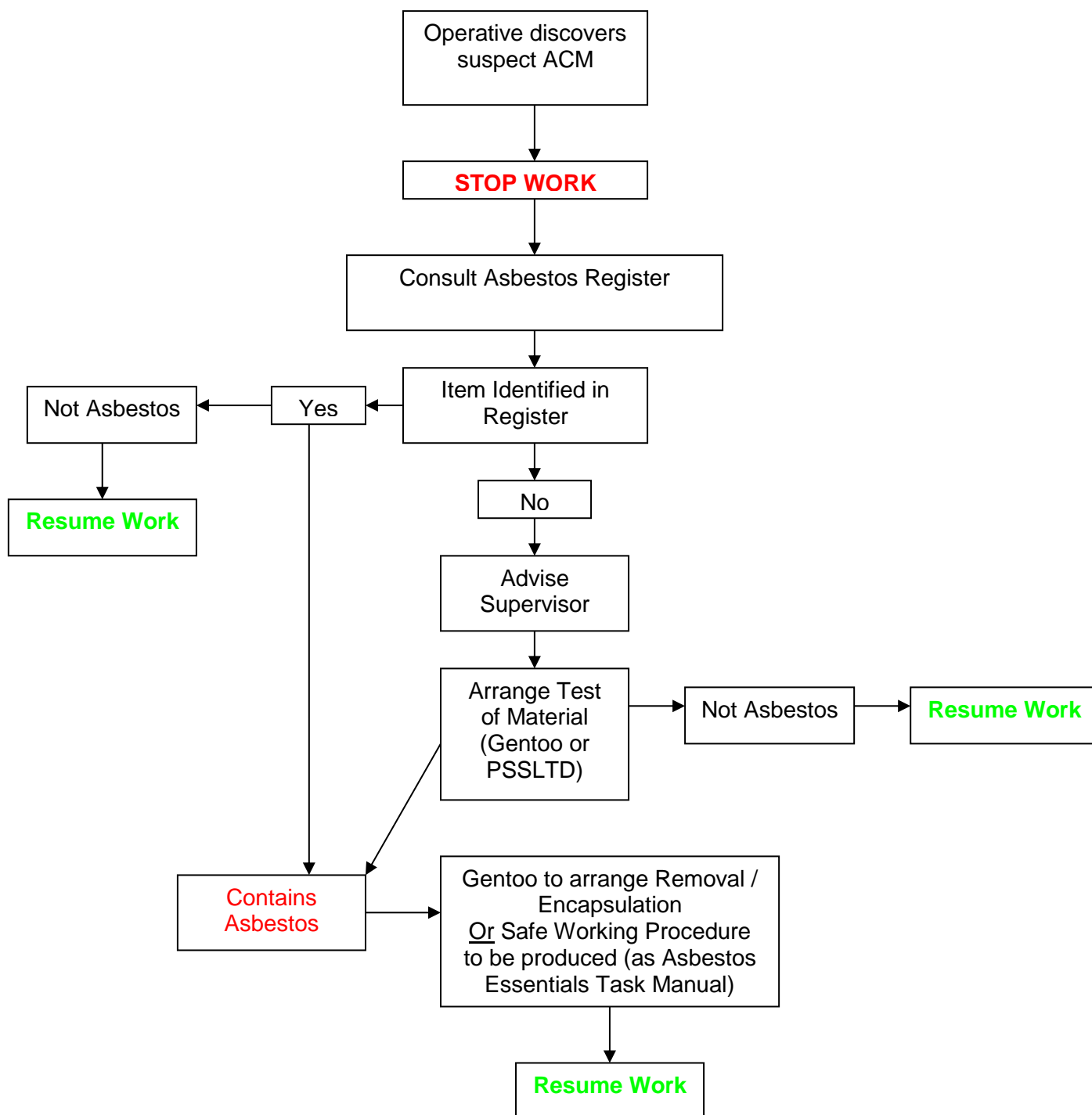
6.1	Management / Type 2 Surveys Required	NA
6.2	Localised Refurbishment Surveys Required	<p>Localised refurbishment surveys should be carried out to the ground floor, internal and external including and around all penetrations.</p> <p>The refurbishment survey will extend to all ground floor areas (internal and external) including the ceiling voids (where accessible). Damage will be minimised to these areas as at this point there is no official scope to these works. It must be understood that this part of the survey will be general in nature and therefore limited in its usefulness.</p>
6.3	Extent of Localised Refurbishment Inspection (refer to notes in section 7.0)	All areas in 3.2 of this strategy where penetrations or fixings are to be made.
6.4	Full Refurbishment Surveys Required (VOID properties only, refer to notes in section 7.0)	Once appointed, the Contractor is to ascertain the full extent of the mechanical and electrical works required and produce relevant drawings and/or specifications of the proposed works prior to commencement on site to enable PSS Ltd to revise the asbestos strategy.
6.5	Lead in time required to complete surveys	10 days
6.6	Additional Trades	NA

7.0 Notes on this Asbestos Strategy

7.1	Localised Refurbishment Surveys	<ul style="list-style-type: none"> a. Localised refurbishment surveys are Management Surveys with additional discrete intrusive access or inspection to those locations where works are being undertaken. b. In some instances, the property will need to be made temporarily vacant and additional trades employed to assist in the survey process. c. The survey report will indicate the localised areas where refurbishment survey / intrusive access has been carried out.
7.2	Full Refurbishment Surveys	<ul style="list-style-type: none"> a. Full refurbishment surveys can only be carried out in void properties and a high degree of destructive and intrusive access is planned. b. PSSLTD will provide method statements for these properties and identify where other trades are required. c. Report will be in full format with photographs and descriptions of the extent of intrusive access carried out. d. Full refurbishment surveys are used to populate the database to assist in planning any future works in similar property types
7.3	Pre refurbishment Survey in Occupied Properties	<p>The HSE have advised that intrusive pre-refurbishment survey cannot be carried out in occupied properties.</p> <p>If no void properties are available limited pre-refurbishment survey may be undertaken, but only if the tenants vacate the property and a suitable working strategy is adopted.</p> <p>The working procedure will need to be identified specific to the property being inspected and may include Certificate of Reoccupation inspection and testing on completion.</p>

APPENDIX 1

A1.1 Whilst the survey strategy is designed to give as full and comprehensive overview of the occurrence of ACMs in the scheme properties, some concealed ACMs may remain which only come to light as the scheme progresses. The Flow chart below indicates the procedures to be adopted on site in the event that a suspect ACM is discovered during the works.

Procedures to be adopted if suspect ACM's are discovered

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APPENDIX 2

Scheme Properties List

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See 3.3