

MCP ENVIRONMENTAL^{LLP}

**Asbestos Refurbishment Survey Report
Of
12A Blandford Gardens
Leeds
LS2 9AL**



No Asbestos Detected

Client: Leeds Federated Housing Association
Order Placed By: Peter Thirtle
MCP Project Number: M-08936
UPRN: 0000868 MCP-1189W-009 (12A Blandford Gardens)
Survey Date: 24/03/2017
Report Date: 13/04/2017

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MCP-AS-T032 Issue 1

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Refurbishment Survey Report

MCP Project No: M-08936 (Issue no 1)

April
2016



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1. Executive Summary

1.1. Asbestos Register & Non-accessed Areas



Table 1 Asbestos Register

Area Ref	Location	Sample Ref	Sample Description	Material Assessment Score	Material Risk	Recommendation
No asbestos containing materials were located						

1. Executive Summary

The following areas or items have been excluded from the survey. Further inspection and testing is recommended to all non accessed areas and/or items when they become accessible.

Table 2 Non-accessed Areas

Area Ref	Location	Area/Item Not Accessed	Reason for Non-access	Photo
001	12A Blandford Gardens / Ground Floor Kitchen	Timber boxing	No access into timber boxing due to the excessive damage it would cause	
001	12A Blandford Gardens / Ground Floor Kitchen	Plaster boxing	No access into plaster boxing due to the excessive damage it would cause	

1. Executive Summary

1.2 Conclusion

No ACM's were located at the survey location

Further inspection and testing is recommended to all non-accessed areas and materials if they become accessible.

This report is NOT an asbestos management plan. It is recommended that the results contained within this report, where required, be used to form the basis of an asbestos management plan if refurbishment isn't scheduled within the next 6-12 months.

1.3 Recommendations Options Key

This section provides guidance for the recommendation action plan for each previously identified, strongly presumed & presumed ACM as per the client specifications and in accordance with CAR 2012. The recommended action should be included in an Asbestos Management Plan.

KEY			
A – Urgent Removal Removal works should be carried out immediately in accordance with the relevant ACOP, L143	B – Programme Removal Removal works should be carried out in accordance with the relevant ACOP, L143	C – Environmental Clean The client should restrict access to this area until it has been environmentally cleaned in accordance with the relevant ACOP, L143	D – Repair and Manage Material should be repaired in such a manner that will prevent release of any asbestos fibre and monitored at regular intervals
E – Encapsulate and Manage Material should be encapsulated in such a manner that will prevent release of any asbestos fibre and monitored at regular intervals	F – Enclose and Label Material should be enclosed and labelled in such a manner that will prevent release of any asbestos fibre and monitored at regular intervals	G – Manage and Label Material should be labelled and monitored at regular intervals	H – Manage Material should be monitored at regular intervals

1. Executive Summary

1.4 Scope of Works

Peter Thirtle of Leeds Federated Housing Association has commissioned MCP Environmental LLP to undertake an Asbestos Refurbishment Survey of 12A Blandford Gardens, Leeds, LS2 9AL.

The client has agreed that the following areas are expected to fall out of the scope of the survey:

Beneath window sills, into door frames/architraves or any other area fixtures and fittings which are not returned to their previous state as easily, within solid concrete floors or any underground ducts where access is unavailable, within live electrical/gas apparatus/plant and back boilers, areas that are considered to present a significant Health & Safety risk, areas that are beyond suspected ACM's, areas above a height of 5m or that would require specialist access equipment, any areas of pipe lagging to live pipes where a burn hazard exists.

1.5 Introduction

The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's for removal, prior to Refurbishment of the property.

Although the presence of asbestos within non-accessed areas has not been confirmed, caution should be exercised and all non-accessed areas should be presumed to contain asbestos until proven otherwise. If any works are to be carried out in these areas in the future it is necessary for these areas to be inspected beforehand.

2. General Information & Quality Assurance

Survey Carried Out By	Kieran Bonner	of	MCP Environmental LLP	on	24/03/2017
Property Construction	A 1 bed, ground floor flat with concrete flooring, brick walls, PVC down pipes and a PVC cowl				
Property Age	1990s	Current Use	Domestic Dwelling - Void		
Previous Asbestos Information	No	Requested Survey Type	Refurbishment	No of Samples	2
Elevation Photos					
Elevation 1		Elevation 2		Elevation 3	
<p>This survey was carried out in accordance with the Health and Safety Executive's guidance document – HSG 264 and MCP's own in-house procedures.</p> <p>This report is based on a destructive, highly intrusive, survey and every effort was made to locate the presence of all ACM's within the areas included in the survey as far as was reasonably practicable. It is recognised that construction techniques often create inaccessible void spaces that will require destructive sampling techniques as found in this type of survey.</p>					
Report Generated By	James Gregory	of	MCP Environmental LLP	on	13/04/2017
Report Quality Checked and Authorised by	James Gregory	of	MCP Environmental LLP	on	13/04/2017
					
<p>This report has been compiled for the sole use of Leeds Federated Housing Association and should not be relied upon by any third party or organisation. The data contained within this report is intended to provide factual information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual purpose.</p>					

3. Surveying Procedures

3.1. Visual Inspection

MCP Environmental LLP carried out a visual inspection of the building(s) on the survey date, which involved examination of all areas within the scope of the survey.

The purpose of the inspection was to identify locations where the presence of asbestos is suspected and to make arrangements for the testing of representative samples where practicable.

The inspection also enabled informed judgements to be made by the surveyor about the likelihood of asbestos being present in situations where samples could not be taken.

3.2. Sampling

During the sampling process, care was taken to verify that the samples were representative of the situation and the medium in which asbestos contamination was suspected.

Sampling was carried out to the surveyed areas in accordance with the method specified in HSG 264 and MCP's own in-house procedures.

Regulation 4 of CAR 2012 allows materials to be 'presumed' or 'strongly presumed' to contain asbestos during a survey. A material will be 'strongly presumed' by the surveyor if:

- Laboratory analysis has confirmed the presence of asbestos in a similar construction material.
- There are materials in which asbestos is very common due to the age of construction (e.g. corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards).
- There are materials that look very much like an A.C.M such as thermal insulation on a pipe where fibres are clearly visible.

The surveyor will 'Presume' asbestos to be present if:

- There is insufficient evidence (e.g. no analysis) to confirm that a material is asbestos free.
- There are areas or materials that weren't accessed or inspected at the time of the survey.

4. Limitations of Survey

4.1 Inspections

We recommend that further inspection, sampling and testing be carried out in areas that are not accessed or are outside of the scope of the survey. These fall into two categories:

- Buildings and areas, for which access could not be obtained during the course of the survey work.
- Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.

4.2 Refurbishment Survey Limitations

During a survey every effort is made to locate all ACM's as far as is reasonably practicable. However, because of the many uses of Asbestos in composite structures and inaccessible places, MCP Environmental LLP cannot guarantee that all ACM's will have been located during the survey as in some cases only Refurbishment may reveal ACM's hidden within the fabric of a building.

The following areas may have been excluded because they are found to be out of the scope of the survey at the request of the client or access could have endangered the surveyor:

- The grounds surrounding a survey location.
- No internal inspections will be made into any electrical plant/machinery, which is considered live. Assumptions to typical ACM's within the electrical plant/machinery will be made.
- No internal inspections will be made into any plant machinery, boilers, Tanks etc. unless it is at the request of the client and the plant is redundant. Assumptions to typical ACM's within the plant machinery will be made.

Please Note: Where specialist plant is to be inspected (i.e. Lifts etc.) or used (i.e. Scissor Lifts etc.), a qualified engineer will be required to operate the plant.

4.3 Asbestos Containing Materials (ACM's)

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate, though further undetected ACM's may still be present within the premises. The Client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises.



5. Survey Findings

5.1 Area Summary Table

Area Ref	Location	Room Composition	Non-accessed Features
001	12A Blandford Gardens / Ground Floor Kitchen	Boxing: Plastered; Boxing: Timber; Ceiling: Plaster and plasterboard; Floor: Modern vinyl covering; Floor: Timber; Sink Pad: Modern pad to underside of sink; Note: Boiler Compact	Plaster boxing: No access into plaster boxing due to the excessive damage it would cause; Timber boxing: No access into timber boxing due to the excessive damage it would cause;
002	12A Blandford Gardens / Ground Floor Hall	Ceiling: Plaster and plasterboard; Floor: Timber; Walls: Plastered brick / block / concrete;	
003	12A Blandford Gardens / Ground Floor Bedroom	Ceiling: Plaster and plasterboard; Floor: Timber; Walls: Plasterboard; Walls: Plastered brick / block / concrete;	
004	12A Blandford Gardens / Ground Floor Store 1	Ceiling: Plaster and plasterboard; Floor: Timber; Walls: Plastered brick / block / concrete;	
005	12A Blandford Gardens / Ground Floor Bathroom	Boxing: Insulating Board; Ceiling: Plaster and plasterboard; Floor: Thermoplastic Floor Tiles; Floor: Timber; Walls: Ceramic wall tiles; Walls: Plastered brick / block / concrete; Note: Checked behind ceramic wall tiles and behind timber bath panel and no asbestos containing materials found.	
006	12A Blandford Gardens / Ground Floor Lounge	Ceiling: Plaster and plasterboard; Floor: Timber; Walls: Plastered brick / block / concrete;	
007	12A Blandford Gardens / External	Floor: Concrete; Walls: Brick;	

5. Survey Findings

5.2 Sample Summary Table

Sample Information														
Material Assessment														
Area Ref	Floor Level	Sample Photo	Sample Ref	Sample Description	Level of Identification	Sample Location	Accessibility	Approx Extent	Product Type	Surface Treatment	Condition of ACM	Asbestos Type	Score	Rec
005	0		S001	Thermoplastic Floor Tiles Floor	ID	12A Blandford Gardens / Bathroom	3	9m ²	-	-	-	NAD	-	-
005	0		S002	Insulating Board Boxing	ID	12A Blandford Gardens / Bathroom	3	6m ²	-	-	-	NAD	-	-

5. Survey Findings

5.3 Reporting Terminology Key

Level of Identification	Product Type	Asbestos Type	Accessibility
ID = Sample Taken and Analysed SP = Strongly Presumption in accordance with HSG 264 P= Material Presumed to contain Asbestos X = Cross Referenced R = Removed	3 = Sprays, Thermal Insulation, Loose Asbestos 2 = Asbestos Insulating Board (AIB), Textiles, Ropes, Paper 1 = Composites, T/C, Floor Tiles, Cement (A/C)	3 = Crocidolite (Blue Asbestos) 2 = Amosite (Brown Asbestos) 1 = Chrysotile (White Asbestos) NAD = No Asbestos Detected	3 = High accessibility 2 = Medium accessibility 1 = Low accessibility N/A = Not Accessed/ Inaccessible
Surface Treatment	Approx Extent	Condition of ACM	Recommendations
3 = Unsealed Sprays, Unsealed Thermal Insulation 2 = Unsealed AIB, Encapsulated Sprays & Insulation 1 = Sealed AIB or Cement, Enclosed Sprays & Insulation 0 = Composites, T/C, Floor Tiles	N/Q = Not Quantifiable	3 = High Damage 2 = Medium Damage 1 = Low Damage 0 = Good Condition	A = Urgent Removal B = Programme Removal C = Environmental Clean D = Repair and Manage E = Encapsulate and Manage F = Enclose and Label G = Manage and Label H = Manage R = Material Removed

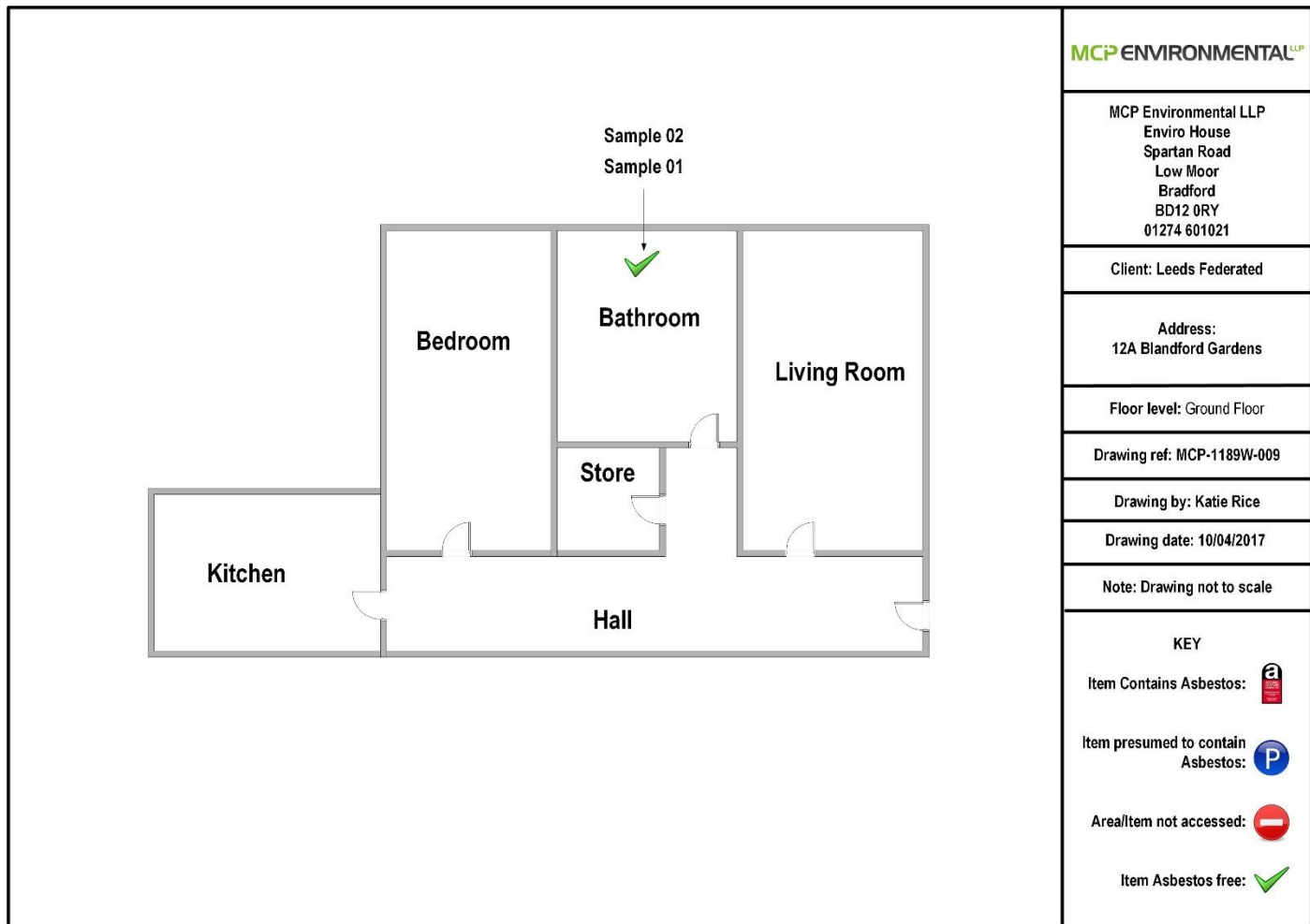
5.4 Survey Disclaimers





- All areas and materials excluded from this asbestos refurbishment survey require further inspection and testing, as these may contain Asbestos.
- Presumed ACM's have not been sampled, therefore they are presumed to contain Asbestos. These materials require further inspection and testing when they become accessible or are safe to sample, until which time they should be presumed to contain Asbestos.
- MCP Environmental LLP did not carry out inspections and testing to all non-accessed areas and materials as they were outside of the scope of the survey at the request of the client.
- MCP Environmental LLP cannot accept liability for any ACM's, which may be found in areas outside of the scope of the survey.
- The data contained within this report is intended to provide factual information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual or pricing purpose.
- MCP Environmental LLP carried out a material assessment and gave recommendations on the survey date. The material assessment scores and recommendations given to all identified, strongly presumed & presumed ACM's are based on: the judgement of the surveyor on the survey date along with the laboratory analytical result. If any change to the condition, accessibility or surface treatment of an identified, strongly presumed or presumed ACM's is noted, re-assessment is required.
- The accessibility of a product is not incorporated into the material assessment score.
- If any works are to be carried out, which may cause disturbance/damage to any presumed, strongly presumed or identified ACM's. Re-assessment is required.
- The information contained within the Area and Sample Summaries should only be used in conjunction with all other information contained within an MCP Environmental LLP full survey report. In particular, the client should always refer to the survey limitations prior to commencing any works.

5. Survey Findings

- The risk assessment for identified, strongly presumed & presumed ACM's can only be carried out with the detailed knowledge of: The Material Assessment Scores for the materials in question (provided by MCP Environmental LLP); The Disturbance Potential for the materials in question (provided by the client); Areas where future work or maintenance activity, may lead to contact with materials, which are known to contain asbestos (provided by the client); The occupant activity that is undertaken in the area concerned (provided by the client) and; The human exposure potential (provided by the client).
- Although the MCP Environmental LLP surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the Client under CAR 2012 is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. The risk assessment will form the basis of the Asbestos Management Plan. Further information on risk assessments and management of asbestos is available in HSE guidance document (HSG 227). MCP Environmental LLP did not carry out a priority assessment on the survey date, unless the client requested us to do so.
- MCP Environmental LLP is not accredited to undertake priority risk assessments.
- We will not carry out priority risk assessments on the survey date, unless the client instructs us to.

6. Site Plans



<div data-bbox="359 338 933 842"> <div data-bbox="588 566 683 598">External</div> </div>	<div data-bbox="1236 163 1490 194">MCP ENVIRONMENTAL^{LLP}</div>
	<div data-bbox="1236 230 1490 380"> MCP Environmental LLP Enviro House Spartan Road Low Moor Bradford BD12 0RY 01274 601021 </div>
	<div data-bbox="1236 394 1490 430">Client: Leeds Federated</div>
	<div data-bbox="1236 443 1490 530"> Address: 12A Blandford Gardens </div>
	<div data-bbox="1236 544 1490 577">Floor level: Externals</div>
	<div data-bbox="1236 591 1490 624">Drawing ref: MCP-1189W-009</div>
	<div data-bbox="1236 638 1490 672">Drawing by: Katie Rice</div>
	<div data-bbox="1236 685 1490 719">Drawing date: 10/04/2017</div>
	<div data-bbox="1236 732 1490 766">Note: Drawing not to scale</div>
	<div data-bbox="1236 779 1490 1093"> <div data-bbox="1347 797 1378 819">KEY</div> <div data-bbox="1256 837 1473 873"> Item Contains Asbestos:  </div> <div data-bbox="1249 902 1473 949"> Item presumed to contain Asbestos:  </div> <div data-bbox="1259 981 1473 1016"> Area/Item not accessed:  </div> <div data-bbox="1291 1046 1473 1077"> Item Asbestos free:  </div> </div>

7. Bulk Sample Analysis Report

A United Kingdom Accreditation Service (UKAS) accredited laboratory carried out analysis of all samples taken in accordance with the procedure specified in HSG 248. Copies of the laboratory's Bulk Analysis Certificates for samples taken are contained within this report.



DETS

Certificate of Analysis

Certificate Number 17-95609

29-Mar-17

Client MCP Environmental (UK) Limited
Spartan Road
South Bradford Trading Estate
Low Moor
Bradford
BD12 0RY

Our Reference 17-95609

Client Reference MCP-1189W-009

Order No (not supplied)

Contract Title MCP-1189W-009

Description 2 Misc samples.

Date Received 27-Mar-17

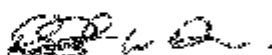
Date Started 27-Mar-17

Date Completed 29-Mar-17

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the scope of UKAS accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. Observations and interpretations are outside the scope of ISO 17025. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By



Rob Brown
Business Manager



Derwentside Environmental Testing Services Limited
Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY
Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

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Summary of Asbestos Analysis

Bulk Samples

Our Ref 17-95609

Client Ref MCP-1189W-009

Contract Title MCP-1189W-009

Lab No	Sample ID	Sample Location	Material	Result	Comment*	Analyst
			Type*			
1150543	MCP-1189W-009-01	Bathroom - Floor	Thermoplastic	NAD	none	Paul Dunn
1150544	MCP-1189W-009-02	Bathroom - Boxing	Board	NAD	none	Paul Dunn

Analysis was carried out at our Lanarkshire laboratory. DETS Newhouse Laboratory (BioCity Scotland, Room 1217, Block 41, Bo'Ness Road, Newhouse, Lanarkshire, ML1 3UH.) Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 17-95609

Client Ref MCP-1189W-009

Contract MCP-1189W-009

Containers Received & Deviating Samples

Lab No	Sample ID	Date Sampled	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
1150543	MCP-1189W-009-01 MISC		PG		
1150544	MCP-1189W-009-02 MISC		PG		

Key: P-Plastic G-Bag
 DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
 Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months