

# Leeds Federated Housing Association

## Asbestos Type 2 Survey Report

For  
18 Marlborough Grove  
Leeds



**Project Number: MCP-1189b-548**

**Survey Date: 23/09/2009**

**Report Date: 13/10/2009**

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## **Report Information**

**Lead Surveyor: Steve Pollard**

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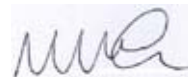
**Survey Date: 23/09/2009**

**Authorised By Surveyor On: 13/10/2009**

**Report Author: Mark McGee**

**Reporting Office: Bradford**

**Author:** .....



**Report Date: 13/10/2009**

**Authorised Signatory: Paul Bates**

**Technical Content Approved For Sending:** .....



**Date Approved For Sending: 13/10/2009**

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 asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

## 1. Introduction

### 1.1. Scope

**Peter Thirtle** of **Leeds Federated Housing Association** has commissioned **MCP Environmental Services LLP** to undertake an Asbestos Express Type 2 Survey of the **internal & external** areas of **18 Marlborough Grove, Leeds** prior to total renovation and modernising.

The aim of the survey was to locate and identify the presence of **Asbestos Containing Material's** or suspected **A.C.M.'s**. This report provides a record and assessment of the extent and characteristics of **A.C.M.'s** and is based on information made available at the Survey Date.

### 1.2. Site Description

**18 Marlborough Grove** is a brick-built, 3-bed, mid terraced house.

Internally the **Survey Location** comprises of: solid plastered walls and ceilings with solid concrete or wooden panel floors.

Externally the **Survey Location** comprises of: slate roof tiles, wood gutters and plastic down pipes with brick walls.

### 1.3. Access

The **Client Contact** arranged access to the **Survey Location**. Photographs were taken to provide a record of all of the locations and materials examined.

### 1.4. Present Layout and Use

The current use is as a **Residential Abode**.

### 1.5. Background Information

No information was available from the **Client** concerning the location of asbestos-containing materials within the buildings surveyed.

It appears that no previous work has been carried out to identify any asbestos-containing materials to the surveyed areas.

### 1.6. Requested Type of Survey

This particular survey comprised a **Type 2 standard sampling, identification and assessment survey**, carried out in accordance with the Health and Safety Executive's guidance document - **MDHS 100**.

## 2. Surveying Procedures

### 2.1. Visual Inspection

**MCP Environmental Services 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.

### 2.2. Sampling

Based on the findings of the visual inspection, **no** representative bulk samples of materials suspected of containing asbestos were taken or cross-referenced from archetypal properties.

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 **MDHS 100**.

### 2.3. Analysis

A **United Kingdom Accreditation Service (UKAS)** accredited laboratory carried out analysis of all samples taken.

Laboratory analysis was carried out in accordance with the procedure specified in **HSG 248**. Copies of the laboratories **UKAS Accreditation Certificate** and **Bulk Analysis Certificate** for samples taken are contained within this trade sheet.

### 3. Limitations of survey

#### 3.1. 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:

- (a) Buildings and areas, for which access could not be obtained during the course of the survey work.
- (b) 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.

#### 3.2. Type 2 Survey Limitations

During all surveys reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, into ceiling voids etc. However, because of the many uses of Asbestos in composite structures and inaccessible places, **MCP Environmental Services LLP** cannot guarantee that all **A.C.M.'s** have been located during surveys.

The following areas may have been excluded because they are found to be either inaccessible due to the physical nature of the premises; the extraction of samples would have affected the functional integrity of the article or where access could have endangered the surveyor:

- The grounds surrounding a survey location.
- No void areas beneath or above suspected **A.C.M.'s** will be accessed, unless the **client** specifically requests us to do so, and the MCP risk assessment deems this process to be safe. Attempting access is likely cause disruption to the working environment, and increases the likelihood of disturbances and damages to in-situ **A.C.M.'s**.
- No fixtures, fittings or furniture will be moved to allow access, unless the **client** specifically requests, as this will cause disruption to the working environment, and increases the likelihood of disturbances and damages to in-situ **A.C.M.'s**.
- Stuck down Carpets, laminate flooring and other sealed floor coverings, along with floorboards will not be removed unless specifically specified by the **client**, as these cannot be put back down in the same condition as they were found.
- No internal inspections will be made into any electrical plant/machinery, which is considered live. Assumptions to typical **A.C.M.'s** within the electrical plant/machinery will be made.
- No internal inspections will be made into any plant machinery, boilers etc. Assumptions to typical **A.C.M.'s** within the plant machinery will be made.
- No internal inspections will be made into the fabric of a building, into soft furnishings, beneath boxing and panels and hatches that cannot be put back in the same condition as they were found.

- No internal inspection will be made into concealed voids (e.g. flues and back boilers beneath fireplaces), spaces and pipes, unless it is the specific request of the **client**, and **MCP Environmental Services LLP** has undertaken risk assessments, which have declared the area, safe to access.

**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.

### 3.3. Areas Excluded from this survey

See **Area Summary** contained within this trade sheet for exclusions.

Although the presence of asbestos within inaccessible areas/locations and features has not been confirmed, caution should be exercised if any works are carried out there in the future. All inaccessible areas/locations and features should be presumed to contain asbestos. If any suspect materials are encountered in these inaccessible areas/locations and features, it is recommended that all works are stopped and the area evacuated until such time that the material is sampled and analysed.

## 4. Caveats

### 4.1. A.C.M.'s

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though further undetected **A.C.M.'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 **A.C.M.'s** within the premises.

### 4.2. Type 1 & Type 2 Surveys

This report is based on a non-destructive, non-intrusive survey of an unfamiliar site. Every effort was made to locate the presence of all asbestos containing materials within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during these types of survey. It must therefore be presumed, that asbestos-containing materials, other than those located during the survey may exist within the building.

It was not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

For the reasons set out above we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should these areas become accessible during the course of any future refurbishment or demolition works.


## 5. UKAS Accreditation Certificates

### Schedule of Accreditation

issued by

#### United Kingdom Accreditation Service

21 - 47 High Street, Feltham, Middlesex, TW13 4UN, UK

 <p>387</p> <p>Type C Inspection Body</p> <p>Accredited to ISO/IEC 17020:1998</p>	<p><b>MCP Environmental Services LLP</b></p> <p>Issue No: 001    Issue date: 27 April 2009</p>	
	<p>Spartan Road South Bradford Trading Estate Lowmoor Bradford BD12 0RY</p>	<p>Contact: Mr P Bates Tel: +44 (0)1274 601021 Fax: +44 (0)1274 608855 E-Mail: paul.bates@mcp-environmental.co.uk Website: www.mcp-environmental.com</p>
<p>Inspection performed at/from the above address only</p>		

#### DETAIL OF ACCREDITATION

Field of Inspection	Type and Range of Inspection	Methods and Procedures
Surveying for Asbestos in Premises	Location and assessment survey (Type 1)  Standard sampling, identification and assessment survey (Type 2)  Full access sampling and identification survey (Type 3)	MDHS 100 (July 2001) Documented In-House Inspection Method
	END	

## **6. Bulk Sample Identification Certificates**

**NO SAMPLES TAKEN**



## 7. Recommendation Options

This section provides guidance for the recommendation action plan for each identified Asbestos Containing Material as per the client specifications and in accordance with CAR 2006. The recommended action should be included in an Asbestos Management Plan.

A) Urgent Removal

B) Program Removal

C) Environmental Clean

D) Repair and Label

E) Encapsulate and Label

F) Enclose and Label

G) Manage & Label

H) Manage

I) 'Other' recommendation

P) Presumed Asbestos Containing Material

## 8. Recommendations for asbestos containing materials identified at 18 Marlborough Grove

The recommendation given against each recorded Asbestos Containing Material is based upon information provided by the surveyor on the survey date and the laboratory analytical result.

There are **NO** recommended actions as **NO** Asbestos Containing Materials were found.


## **9. Conclusion**

**No Asbestos Containing Materials were located at the survey location.**

**The Client should be aware that any presumed Asbestos Containing Materials were outside of the scope of survey.**

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

## **10. Area Summary Table For 18 Marlborough Grove**

Area Ref	Location	Room Comments	Non-accessed Features
A	Kitchen	Solid plastered walls and ceilings. Wooden floorboards.	Beneath ceramic wall tiles, boxing. 1 x vent. 1 x Boiler
B	Cellar	Solid plastered ceiling and brick walls. Solid concrete and wood floor.	1 x Meter. Fuse box
C	Lounge	Solid plastered walls and ceilings. Wooden floorboards.	None
D	Hall, Stairs & Landing	Solid plastered walls and ceilings. Wooden floorboards.	Beneath boxing
E	Bedroom 1	Solid plastered walls and ceilings. Wooden floorboards.	None
F	W/C	Solid plastered walls and ceilings. Wooden floorboards.	Beneath boxing. Limited access to floor
G	Bathroom	S Solid plastered walls and ceilings. Wooden floorboards.	Beneath ceramic walls tiles, bath panel and boxing. Limited access to floor
H	Tank	Solid plastered walls and ceilings. Wooden floorboards.	1 x tank

Area Ref	Location	Room Comments	Non-accessed Features
I	Store	Solid plastered walls and ceilings. Wooden floorboards.	Fuse box
J	Bedroom 2	Solid plastered walls and ceilings. Wooden floorboards.	None
K	Bedroom 3	Solid plastered walls and ceilings. Wooden floorboards.	Loft access blocked by furniture
L	External	Slate roof tiles, wood gutters and plastic down pipes with brick walls.	None

## 11. Sample Summary Table For 18 Marlborough Grove

Sample Information							Material Assessment					Recommendation
Sample Ref	Photo Ref	Area Surveyed	Sample Description	Approx Extent	Accessibility	Level of Identification	Product Type	Condition of ACM	Surface Treatment	Asbestos Type	Score	
			NO SAMPLES TAKEN									

## 12. Photos and Site Plans

The Client requested that no photos or plans be included in the survey report.

<b>Key:</b>	<b>Approx Extent:</b> N/Q = Not Quantifiable	<b>Asbestos Type:</b>  3 = Crocidolite (Blue Asbestos) 2 = Amosite (Brown Asbestos) 1 = Chrysotile (White Asbestos) NAD = No Asbestos Detected	<b>Recommendations:</b> A = Urgent Removal B = Program Removal C = Environmental Clean D = Repair & Label E = Encapsulate & Label F = Enclose & Label G = Manage & Label H = Manage I = Other recommendation P = Presumed to contain Asbestos (see note 2)
	<b>Accessibility:</b> 0 = Infrequently Visited/ Usually Inaccessible 1 = Occasionally Visited / Accessed 2 = Easily Visited / Accessed 3 = Routinely Visited / Accessed N/A = Not Accessed/ Inaccessible	<b>Level of Identification:</b> ID = Sample Taken and Analysed SP = Strongly Presumed to contain Asbestos P = Material Presumed to contain Asbestos	

**NOTES:**

- All areas and materials excluded from this **Asbestos Survey** require further inspection and testing, as these may contain Asbestos.
- All **presumed Asbestos Containing Materials** were outside of the scope of the survey. These **presumed Asbestos Containing Materials** are given a P (Presumed to contain asbestos) recommendation, as they 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 Services 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.
- **MCP Environmental Services LLP** cannot accept liability for any **Asbestos Containing Materials**, 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 asbestos containing materials. Measurements or quantities described herein should not be relied upon for any contractual or pricing purpose.
- All **strongly presumed Asbestos Containing Materials** will be given the same recommendation as the associated **identified Asbestos Containing Material**.
- **MCP Environmental Services LLP** carried out a material assessment on the survey date. The material assessment scores given to **all identified and strongly presumed Asbestos Containing Materials** 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 a **presumed, strongly presumed or identified Asbestos Containing Materials** is noted, re-assessment is required.
- The recommendations which **MCP Environmental Services LLP** has given to **all identified and strongly presumed Asbestos Containing Materials** is based on: the judgement of the surveyor on the survey date along with the laboratory analytical result and any documented instruction from the **client**. If any change to the condition, accessibility or surface treatment of a **presumed, strongly presumed or identified Asbestos Containing Materials** 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 Asbestos Containing Materials**. 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 Services LLP** full survey report. In particular, the client should always refer to the survey limitations and caveats, prior to commencing any works.
- The risk assessment for **strongly presumed or identified Asbestos Containing Materials** can only be carried out with the detailed knowledge of: The Material Assessment Scores for the materials in question (provided by **MCP Environmental Services 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 Services 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 2006** 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 Services LLP** did not carry out a priority assessment on the survey date, unless the **client** requested us to do so.
- If the **Client** requires assistance in producing a priority assessment, **MCP Environmental Services LLP** can provide consultation as part of the assessment team.
- Any typing, clerical or other errors or omissions in any literature issued by **MCP Environmental Services LLP** shall be subject to correction without any liability on behalf of **MCP Environmental Services LLP**.