

## REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

**CLIENT:** National Museums Liverpool

**SITE:** Juniper Street 1, Juniper Street, Liverpool, L20 8EL



<b>Job number</b>	J047121	
<b>Number of high risk materials</b>	0	
<b>Number of medium risk materials</b>	0	
<b>Number of low/ very low risk materials</b>	1	
<b>Issue</b>	<b>Date</b>	<b>Status</b>
Version 1	18/01/2021	Issued

## **SECTION 1 - EXECUTIVE SUMMARY**

**TYPE OF SURVEY:** Refurbishment

**SCOPE & EXTENT OF SURVEY:** All areas of the roof

### **Locations of asbestos containing materials (ACMs) and actions**

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	Juniper Street 1 / External / Roof B - Profiled cement sheets
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

### **Areas where no access recorded**

Floor/ room
All areas were accessed

## **SECTION 2 - INTRODUCTION**

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- ▮ it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- ▮ it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

### **SITE DETAILS**

#### **Site description, age and construction**

The site is a museum storage facility originally constructed in the 1950's. The building is of brick, concrete construction, profiled metal roofs with profiled cement roof below roof B.

#### **Use and occupation of site**


The site is in use as a museum storage facility and was occupied at the time of survey.


#### **Scope of survey**

This survey report covers the potential to complete some repair to cut edge corrosion on both roof A and B, lift and re-bed the concrete copings on roof B, replace the insulation that has deteriorated along with the lift flashings on roof A and was only undertaken in areas and to structures at the direction of the client.

### **SECTION 3 - GENERAL SITE INFORMATION**

Survey information		Report index	
<b>Client</b>	National Museums Liverpool	<b>Section 1</b>	Executive summary
<b>Client address</b>	Museum of Liverpool, Pier Head, Liverpool Waterfront,L3 1DG	<b>Section 2</b>	Introduction
<b>Client Contact</b>	Suzie McNicholas	<b>Section 3</b>	General site information
<b>Site address</b>	Juniper Street 1, Juniper Street, Liverpool,L20 8EL	<b>Section 4</b>	Survey results table
<b>Type of Survey</b>	Refurbishment Survey	<b>Section 5</b>	Conclusions and actions
<b>Survey Start Date</b>	8 Jan 2021	<b>Section 6</b>	Limitations of survey
<b>Survey End Date</b>	8 Jan 2021	<b>Appendix A</b>	Non-asbestos samples and assessments
<b>Surveyor/s</b>	Matthew Douglas	<b>Appendix B</b>	Material assessment records & photographs
<b>Job number</b>	J047121	<b>Appendix C</b>	Certificates of bulk sample analysis
		<b>Appendix D</b>	Sample/ assessment location plans
		<b>Appendix E</b>	General observations

Report prepared by			
Matthew Douglas	Surveyor		18 Jan 2021

Report verified by			
Michael Stewart	Technical Reviewer		18 Jan 2021

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 "Asbestos: The survey guide" and our documented in-house quality system as accredited by UKAS to ISO17020.

### **SURVEY INSTRUCTIONS**

<b>Survey type instructed</b>	Refurbishment Survey
<b>Included areas</b>	All areas of the roof were included in this survey.
<b>Excluded areas</b>	All other areas.
<b>Agreed exclusions, inaccessible areas and any variations from the method</b>	
In accordance with the PSQ J047121 authorised on 04/01/2021 there were no exclusions. This does not include areas where no access was recorded.	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

## Material & Priority Risk Assessments

### Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.

The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

### Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

### Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

### Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.

Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

## **SECTION 4 - SURVEY RESULTS TABLE**

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Juniper Street 1	External / Roof B	0001	Profiled cement sheets to roof below profiled metal	Cement	Surface Sealed	Low Damage	1400m <sup>2</sup>	Occasionally likely to be disturbed	Identified	Chrysotile	( 4 ) Very low	-	Remove



## **SECTION 5 - CONCLUSIONS AND ACTIONS**

### **Asbestos Containing Materials and Specific Recommendations:**

One sample was taken on site, which was confirmed to contain asbestos upon analysis.

### **General Recommendations:**

This was a refurbishment survey to all areas of the roof.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

Although the asbestos material is a non-licensed asbestos product any work upon, or removal of, the material will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

It should also be noted that as this survey was location specific ACMs could remain in the site in areas that were outside the scope of this survey.

Further information can be obtained from the following asbestos related publications:

### **Regulations:**

The Control of Asbestos Regulations 2012.

### **Approved Codes of Practice:**

"Managing and working with asbestos" (L143) 2nd Ed. 2013

**Guidance:**

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

[www.books.hse.gov.uk](http://www.books.hse.gov.uk)

The above list should not be considered exhaustive.

## **SECTION 6 - LIMITATIONS OF SURVEY**

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 "Asbestos: The survey guide" and HSG248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures" and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor's judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at [www.hse.gov.uk/asbestos/essentials/cement.htm](http://www.hse.gov.uk/asbestos/essentials/cement.htm) to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.


All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

## **APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS**

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
There were no non-asbestos samples.											

## APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Juniper Street 1	Floor/ room	External / Roof B	Area covers 2no roofs which form area of roof B	
Assessment no.	0001	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1400m²	Asbestos Type	Chrysotile		
Location/ position	Profiled cement sheets to roof below profiled metal				
Surface treatment	Surface Sealed				
Product type	Cement				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

## **APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS**



## Analysis Report

Report Number: **J047121**

Issue Date: 13/01/2021

Private & Confidential:  
National Museums Liverpool  
Museum of Liverpool  
Pier Head  
Liverpool Waterfront  
L3 1DG

Premises of Sample Origin:  
Juniper Street 1  
Juniper Street  
Liverpool  
L20 8EL

Analyst: Aaron Green

Sampled by: Matthew Douglas

Date of Sample Receipt: 08/01/2021

Date of Analysis: 13/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	MD001542	Profiled cement sheets to roof below profiled metal	Chrysotile

### Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:  
Andrew Graham  
Quality Manager

A handwritten signature in black ink, appearing to read "Andrew Graham", is written over a light blue horizontal line.

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Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH  
Tel: 01325 366886 Fax: 01325 366914 Website [www.etongroup.co.uk](http://www.etongroup.co.uk)  
Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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#### **APPENDIX D - GENERAL OBSERVATIONS**

Building	Room no.	Description	Comments
Juniper Street 1	Roof A	External – Roof A	Profiled metal roof with foam insulation to inner metal panel, metal panelling and coping cover to brick/concrete edging, metal guttering, rubber covering to joints and spout entrances, metal framework below.
Juniper Street 1	Roof B	External – Roof B	Profiled metal roof over profiled cement roof, metal guttering with lead flashing to brick parapets with concrete coping stones.

**Legend:**

**Asbestos positive  
assessment**

**Asbestos negative assessment**

**No access assessment**

**Area contains asbestos**

**Area not accessed**

**Area out of survey scope**

Reference points shown on plan  
indicate point of assessment,  
observation or no access only.  
For full extents see register/  
assessment tables within this report.

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Drawing not to scale

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**Survey reference:**  
J47121

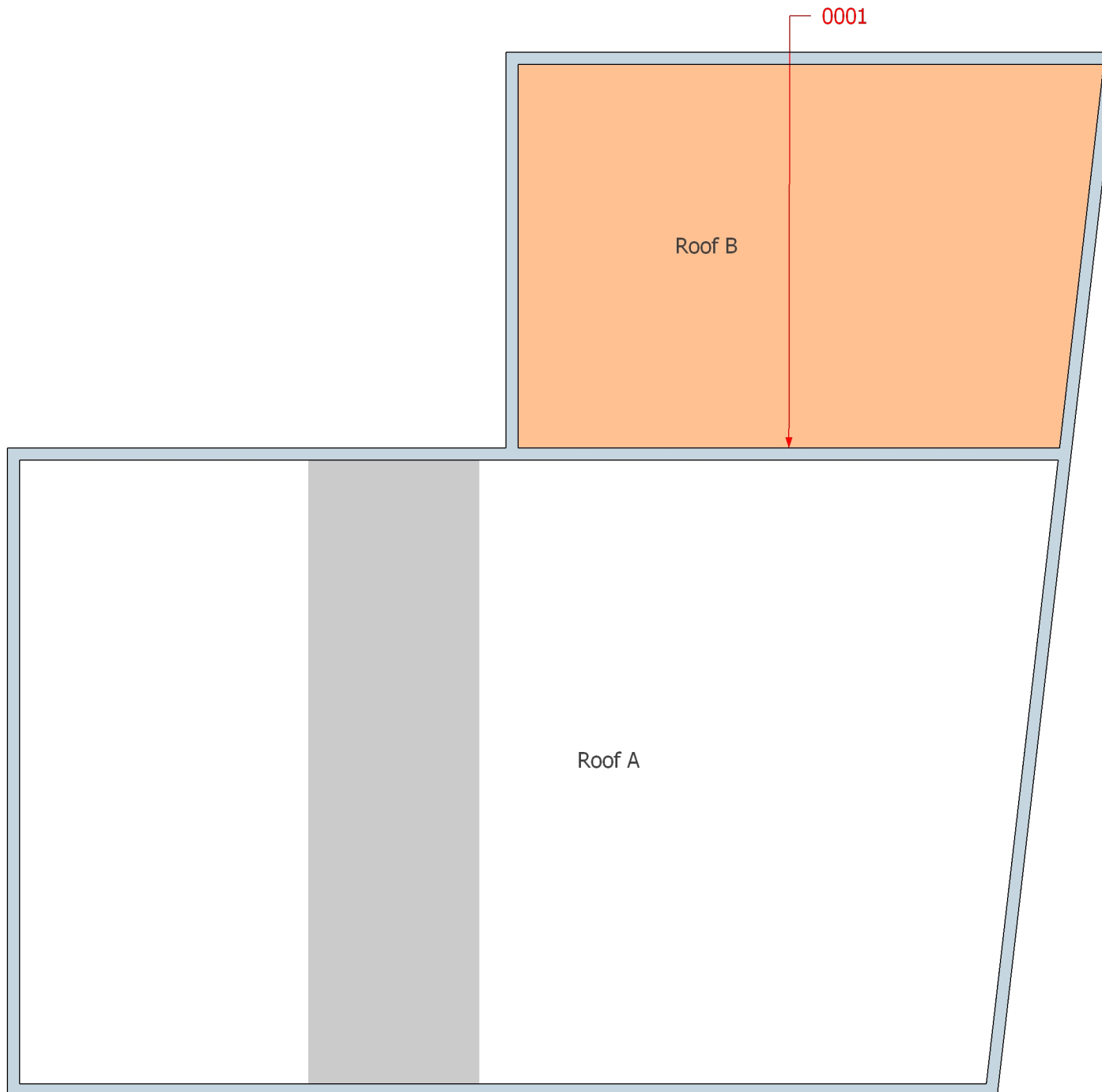
**Survey date:**  
January 2021

**Building:**  
Main

**Floor:**  
Roof

**Site address:**  
Juniper Street 1,  
Juniper Street,  
Liverpool,  
L20 8EL

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**End of report**