



Leeds Federated

Refurbishment Survey Report



Asbestos was located
Highest Priority ACM Recommendation = H - Manage
2 Consort Terrace

Leeds

Order Placed By: Paul Ainsley
Project Number: MCP-1189H-426

UPRN: ----

Survey Date: 19/12/2013

Report Date: 08/01/2014

MCP Environmental LLP
Spartan Road
South Bradford Trading Estate
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1. Executive Summary

1.1. Non-accessed areas & Recommendations for 2 Consort Terrace

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

The recommended actions have been confined to a limited number. They are as follows:

Sample Ref	Sample Description	Sample Location	Recommendation
Sample 01	Textured coating to ceiling	Communal Entrance Hall	H = Manage
Sample 02	Textured coating to ceiling	Flat 2B Kitchen	H = Manage
Sample 03	Textured coating to ceiling	Flat 2B Lounge	H = Manage
Sample 04	Textured coating to ceiling	Flat 2B Bedroom 01	H = Manage
Sample 05	Textured coating to ceiling	Flat 2B Bathroom	H = Manage
Sample 06	Textured coating to ceiling	Flat 2B Hall, Stairs & Landing	H = Manage
Sample 07	Textured coating to ceiling	Flat 2B Bedroom 02	H = Manage
Sample 09	Textured coating to ceiling	Flat 2B Boiler Store	H = Manage

Area Ref	Location	Non-accessed Features
J	Flat 2A	No access due to the tenant not being in

1.2. Recommendations Options Key

The following section provides guidance for the recommendation action plan for **each** identified, strongly presumed & presumed Asbestos Containing Material as per the client specifications and in accordance with Control of Asbestos Regulations (CAR) 2012. The recommended action should be included in an Asbestos Management Plan.

Key:

A) Urgent Removal	B) Program Removal	C) Environmental Clean	D) Repair and Manage
E) Encapsulate and Manage	F) Enclose and Manage	G) Manage and Label	H) Manage
I) 'Other' recommendation: please specify into 1.3 conclusion			

1.3. Conclusion

The Client should ensure that the identified Asbestos Containing Materials become the subject of:

- **A Manage Action Plan for Sample 01 – Communal Entrance Hall – Textured coating to ceiling, Sample 02 – Flat 2B Kitchen – Textured coating to ceiling, Sample 03 – Flat 2B Lounge – Textured coating to ceiling, Sample 04 – Flat 2B Bedroom 01 – Textured coating to ceiling, Sample 05 – Flat 2B Bathroom – Textured coating to ceiling, Sample 06 – Flat 2B Hall, Stairs & Landing – Textured coating to ceiling, Sample 07 – Flat 2B Bedroom 02 – Textured coating to ceiling, Sample 09 – Flat 2B Boiler Store – Textured coating to ceiling.**

The material should be re-inspected at regular intervals (i.e. every 6 to 12 months) by trained, competent individuals to assess deterioration and review the recommendation, in accordance with CAR 2012.

The Client should be aware that if any identified, strongly presumed & presumed Asbestos Containing Materials are located in an area due for renovation or refurbishment works, Employees should work with extreme caution.

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

1.4. Scope of works

Paul Ainsley of Leeds Federated has commissioned MCP Environmental LLP to undertake an Asbestos Refurbishment Survey of the internal & external areas of 2 Consort Terrace, Leeds.

1.5. Introduction

The Survey was carried out by Chris Taylor of MCP Environmental LLP.

The aim of the survey was to locate and identify the presence of asbestos containing materials (A.C.M.'s) or suspected A.C.M.'s for removal, prior to Refurbishment of the property.

Asbestos Containing Material's (A.C.M.'s) were located during the survey and are found in 5.1. Sample Summary Table.

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.

1.6. Description of property

2 Consort Terrace is a brick-built, 3 bed, mid terrace house which has been converted into flats.

Internally the Survey Location comprises of: Solid concrete, carpet and wooden floor boards, plaster and plasterboard to the walls and a textured coating to the ceilings.

Externally the Survey Location comprises of: Out of the scope of works.

The current use is as a Residential Abode.

2. General Information

2.1. Access

The **Client Contact** arranged access to the **Survey Location**.

2.2. Previous Survey Information

There is no information 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.

2.3. Requested Type of Survey

This particular survey comprised a **Refurbishment Survey**, carried out in accordance with the Health and Safety Executive's guidance document – **HSG 264** and **MCP's** own in-house procedures.

This report is based on a destructive, highly intrusive, survey of an archetypal property. Every effort was made to locate the presence of all **A.C.M.'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.

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

Based on the findings of the visual inspection, **9** representative bulk samples of material 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 **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:

- (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.

4.2 Refurbishment Survey Limitations

During a survey every effort is made to locate all **A.C.M.'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 **A.C.M.'s** will have been located during the survey as in some cases only demolition may reveal **A.C.M.'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:

4.3 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.

5. Survey Findings5.1. **Area Summary Table for 2 Consort Terrace**

Area Ref	Location	Room Composition	Non-accessed Features
A	Communal Entrance Hall	Carpet and wooden floor boards, plastered walls and a textured coating to ceiling	None
B	Flat 2B Kitchen	Wooden floor boards and a vinyl floor covering, plaster and plasterboard walls and a textured coating to ceiling	None
C	Flat 2B Lounge	Carpet and wooden floor boards, plaster and plasterboard to walls and a textured coating to ceiling	None
D	Flat 2B Bedroom 01	Carpet and wooden floor boards, plastered walls and a textured coating to ceiling	None
E	Flat 2B Bathroom	Wooden floor boards and a vinyl floor covering, plastered walls and a textured coating to ceiling	None
F	Flat 2B Hall, Stairs & Landing	Carpet and wooden floor boards, plastered walls and a textured coating to ceiling	None
G	Flat 2B Bedroom 02	Carpet and wooden floor boards, plastered walls and a textured coating to ceiling	None
H	Flat 2B Bedroom 03	Carpet and wooden floor boards, plastered walls and a textured coating to ceiling	None
I	Flat 2B Boiler Store	Wooden floor boards, plaster and plasterboard to walls and a textured coating to ceiling	None
J	Flat 2A	No access	No access due to the tenant not being in

5.2. Sample Summary Table for 2 Consort Terrace

Sample Information									Material Assessment					Recommendation
Area Ref	Floor Level	Photo Ref	Sample Ref	Sample Description	Level of Identification	Sample Location	Accessibility	Approx Extent	Product Type	Surface Treatment	Condition of ACM	Asbestos Type	Score	
A	G	09	01	Textured coating to ceiling	ID	Communal Entrance Hall	2	6m ²	1	0	1	1	3	H
B	1 st	10	02	Textured coating to ceiling	ID	Flat 2B Kitchen	2	8m ²	1	0	1	1	3	H
C	1 st	11	03	Textured coating to ceiling	ID	Flat 2B Lounge	2	16m ²	1	0	1	1	3	H
D	1 st	12	04	Textured coating to ceiling	ID	Flat 2B Bedroom 01	2	20m ²	1	0	1	1	3	H
E	1 st	13	05	Textured coating to ceiling	ID	Flat 2B Bathroom	2	4m ²	1	0	1	1	3	H
F	G 1 st 2 nd	14	06	Textured coating to ceiling	ID	Flat 2B Hall, Stairs & Landing	2	30m ²	1	0	1	1	3	H
G	2 nd	15	07	Textured coating to ceiling	ID	Flat 2B Bedroom 02	2	20m ²	1	0	1	1	3	H
H	2 nd	16	08	Textured coating to ceiling	ID	Flat 2B Bedroom 03	2	14m ²	-	-	-	NAD	-	N/A

Sample Information									Material Assessment					Recommendation
Area Ref	Floor Level	Photo Ref	Sample Ref	Sample Description	Level of Identification	Sample Location	Accessibility	Approx Extent	Product Type	Surface Treatment	Condition of ACM	Asbestos Type	Score	
I	2 nd	17	09	Textured coating to ceiling	ID	Flat 2B Boiler Store	2	1m ²	1	0	1	1	3	H

5.3. Reporting Terminology Key

Key:	<p>Level of Identification: ID = Sample Taken and Analysed SP = Strongly Presumption in accordance with HSG 264 P= Material Presumed to contain Asbestos</p>	<p>Product Type: 3 = Sprays, Thermal Insulation, Loose Asbestos 2 = Asbestos Insulating Board (AIB), Textiles, Ropes, Paper 1 = Composites, T/C, Floor Tiles, Cement (A/C)</p>	<p>Asbestos Type: 3 = Crocidolite (Blue Asbestos) 2 = Amosite (Brown Asbestos) 1 = Chrysotile (White Asbestos) NAD = No Asbestos Detected</p>
	<p>Accessibility: 0 = Infrequently Visited/ Usually Inaccessible 1 = Occasionally Visited / Accessed 2 = Easily Visited / Accessed 3 = Routinely Visited / Accessed N/A = Not Accessed/ Inaccessible</p>		
	<p>Approx Extent: N/Q = Not Quantifiable</p>	<p>Condition of ACM: 3 = High Damage 2 = Medium Damage 1 = Low Damage 0 = Good Condition</p>	

5.4. Survey Disclaimers:

- All areas and materials excluded from this **Asbestos Survey** require further inspection and testing, as these may contain Asbestos.
- **Presumed Asbestos Containing Materials** 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 **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.
- **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 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 an **identified, strongly presumed or presumed 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 LLP** full survey report. In particular, the client should always refer to the survey limitations prior to commencing any works.
- The risk assessment for **identified, strongly presumed & presumed 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 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.

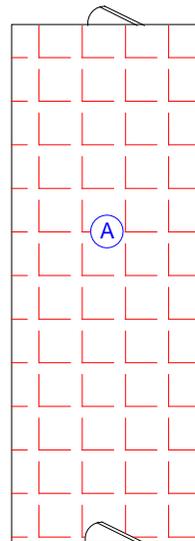
6. Photos and Site Plans

 <p>12/19/2013 PM 04:10</p>	 <p>12/19/2013 PM 04:24</p>
<p>Ph09 Sample 01 – Textured coating to ceiling – Communal Entrance Hall Asbestos detected</p>	<p>Ph10 Sample 02 – Textured coating to ceiling – Flat 2B Kitchen Asbestos detected</p>
 <p>12/19/2013 PM 04:24</p>	 <p>12/19/2013 PM 04:25</p>
<p>Ph11 Sample 03 – Textured coating to ceiling – Flat 2B Lounge Asbestos detected</p>	<p>Ph12 Sample 04 – Textured coating to ceiling – Flat 2B Bedroom 01 Asbestos detected</p>

 <p>12/19/2013 PM04:26</p>	 <p>12/19/2013 PM04:26</p>
<p>Ph13 Sample 05 – Textured coating to ceiling – Flat 2B Bathroom Asbestos detected</p>	<p>Ph14 Sample 06 – Textured coating to ceiling – Flat 2B Hall, Stairs & Landing Asbestos detected</p>
 <p>12/19/2013 PM04:32</p>	 <p>12/19/2013 PM04:33</p>
<p>Ph15 Sample 07 – Textured coating to ceiling – Flat 2B Bedroom 02 Asbestos detected</p>	<p>Ph16 Sample 08 – Textured coating to ceiling – Flat 2B Bedroom 03 No Asbestos detected</p>

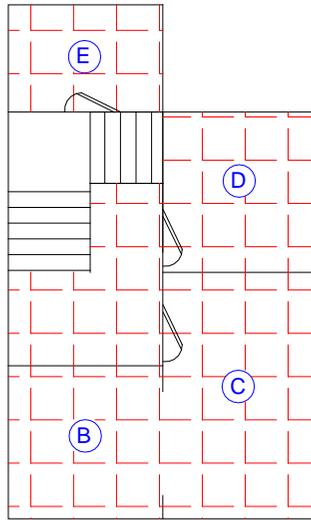
		
<p>Ph17 Sample 09 – Textured coating to ceiling – Flat 2B Boiler Store Asbestos detected</p>		

FIGURE 1
GROUND FLOOR



	= CONTAINS ASBESTOS
	= NON ACCESSED AREA OR ITEM PRESUMED TO CONTAIN ASBESTOS
	= UNIQUE AREA REFERENCE (SEE SAMPLES SUMMARY TABLE 5.1)

FIGURE 2
FIRST FLOOR



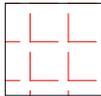
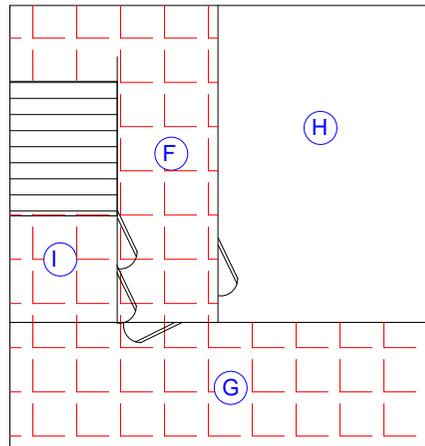
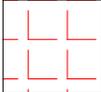
	= CONTAINS ASBESTOS
	= NON ACCESSED AREA OR ITEM PRESUMED TO CONTAIN ASBESTOS
	= UNIQUE AREA REFERENCE (SEE SAMPLES SUMMARY TABLE 5.1)

FIGURE 3
SECOND FLOOR



 = CONTAINS ASBESTOS

 = NON ACCESSED AREA OR ITEM PRESUMED TO CONTAIN ASBESTOS

 = UNIQUE AREA REFERENCE (SEE SAMPLES SUMMARY TABLE 5.1)

7. 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 laboratory's **Bulk Analysis Certificates** for samples taken are contained within this report.

7.1. Bulk Sample Identification Certificates



ADMAS LTD
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**ASBESTOS IDENTIFICATION
ANALYSIS REPORT**

Client: MCP Environmental LLP
Spartan Road
South Bradford Trading Estate
Low Moor
BRADFORD

Site: MCP-1189H-426 - 2 Consort Terrace/Flat 2B

No. of Samples: 9 ADMAS accepts no liability for sample details submitted by client.

Analytical technique:- Stereo and polarised light microscopy together with dispersion staining techniques based on the HSE publication HSG248 - The analysts' guide

SAMPLE REF	SAMPLE LOCATION	MATERIAL TYPE	SAMPLE COLLECTION DETAIL	
		ANALYSIS RESULT	SAMPLE ANALYSIS DETAIL	
1	MCP-1189H-426 - 01 - Communal entrance hall - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
2	MCP-1189H-426 - 02 - Kitchen - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
3	MCP-1189H-426 - 03 - Lounge - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
4	MCP-1189H-426 - 04 - Bedroom 01 - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
5	MCP-1189H-426 - 05 - Bathroom - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
6	MCP-1189H-426 - 06 - Hall/stairs/landing - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
7	MCP-1189H-426 - 07 - Bedroom 02 - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013
8	MCP-1189H-426 - 08 - Bedroom 03 - Ceiling	Textured Coating	Client	20 December 2013
		No Asbestos Detected	E Lockwood	23 December 2013

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.
 Certified that the analysis of the material(s) is limited to the sample(s) sent or examined. This does not guarantee that the balance of the material(s) from which the sample was taken is of equal proportion or contains the same constituents as those in the sample(s) tested.
 (Chrysotile - white asbestos; Amosite - brown asbestos; Crocidolite - blue asbestos)

Comments: Paul Bates

Issue Date: 23 December 2013 **Signed:**  **Name:** E Lockwood **Technical Officer**
 on behalf of ADMAS Ltd.

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C:\Users\1411\Documents



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**ASBESTOS IDENTIFICATION
ANALYSIS REPORT**

Continuation Sheet

Name of Client: MCP Environmental LLP, Searian Road, South Bradford Trading Estate, Low Moor, BRADFORD

Site: MCP-1189H-426 - 2 Consort Terrace/Flat 2B

SAMPLE REF	SAMPLE LOCATION	MATERIAL TYPE	SAMPLE COLLECTION DETAIL	
		ANALYSIS RESULT	SAMPLE ANALYSIS DETAIL	
9	MCP-1189H-426 - 09 - Boiler store - Ceiling	Textured Coating	Client	20 December 2013
		Chrysotile	E Lockwood	23 December 2013

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(Chrysotile - white asbestos; Amosite - brown asbestos; Crocidolite - Blue asbestos)

Comments: Paul Bates

Issue Date: 23 December 2013 Signed:  Name: E Lockwood Technical Officer
on behalf of ADMAS Ltd.

Issue No: 1

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CJ Rank 10.11 000129109

8. Quality Assurance Statement

The following authorised lead surveyor has checked the contents of this report:

Name: **Chris Taylor**

Signature: 

Date: **09/01/2014**

This report has been compiled for the sole use of Leeds Federated 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.