ASBESTOS SURVEY REPORT

UERN Ref No: E1124

Northminster Car Park
Northminster
Peterborough
PE1 1TW

Client
Peterborough City Council

Asbestos Management Survey

Date Survey Undertaken: 02-06-2014

Survey Undertaken by: D Kelly

Amey Peterborough Asbestos Surveying Team
Nursery Lane Depot
Fengate
Peterborough
PE1 5BG

NOTE: Subsequent copies of this report (other than the official site-specific master) will be deemed as **UNCONTROLLED COPIES** and will **NOT** be kept up to date. The Amey Peterborough asbestos team will therefore disclaim matters of dispute which may arise as a result of such.

Asbestos Survey Contact Details

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Contact Name:	ITS Admin

Instructed By:

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SECTION 1 – INTRODUCTION

SURVEY BRIEF

Purpose of this survey, including the Client's responsibilities and Background to the Project

Amey PDM (Asbestos Team) have been requested to undertake a management survey of the premises in order to establish the presence of asbestos containing materials. The purpose of the survey is to establish the location, extent and condition of any asbestos containing materials on site so as to direct the building owner/manager in taking responsible steps in the management of such materials.

The survey procedure included a thorough visual examination of the premises for asbestos containing materials and subsequent collection of samples where appropriate in accordance with HSG 264.

This survey report records the condition of any hazardous materials discovered at the premises and includes a full risk assessment of such materials, along with suitable recommendations for the management of the building.

The survey will enable the responsible person to comply with the Control of Asbestos Regulations 2012; the Health and Safety at Work Act 1974; the Management of Health and Safety at Work Regulations 1999 and the Construction (Design and Management) Regulations 2007, as required by legislation.

An experienced and qualified Asbestos Surveyor, who has been specially trained in the practical and technical aspects of asbestos use in industry, has carried out this survey.

Whilst great care has been taken to ensure that all items, which may contain asbestos, have been located, no survey can guarantee that all contaminated materials present have been identified.

Please note that as refurbishment and/or demolition takes place, items of asbestos materials may be uncovered that were visually and physically impossible under the restraints of a Management survey to locate and identify.

Where damaged or broken materials likely to contain asbestos are found within the premises we will use our discretion to carry out air monitoring to determine the levels of airborne fibres that exist. In the event of this exercise recording levels of fibres above the lowest limit of detection (0.01 f/ml) we would have to instigate procedures to include:

(a) Inform the responsible person for the building of our findings, including any risk assessments that would be necessary

(b) Investigate the source of the contamination and arrange for remedial works to be undertaken to isolate the source

(c) Instruct the responsible person for the building to organise decontamination works to reduce the level of airborne fibres below the lowest limit of detection (0.01 f/ml)

SECTION 1 – INTRODUCTION

DESCRIPTION OF THE SITE / BUILDING

The property known as Northminster Car Park, Peterborough, PE1 1TW, is under the control of Amey Peterborough

Background information to this report

PHOTGRAPH OF THE SITE

SECTION 2– QUALIFICATIONS

ON SITE CONDITIONS

D Kelly undertook the survey dated 02/06/2014 being a surveyor (or surveyors) employed within Amey PDM (Asbestos Team).

It must be noted that the information contained within this report is compiled and dealt with in a number of sections to achieve an overall assessment of the project when considering the risks associated with any Asbestos found.

It is important that, when issuing information to contractors or regulating authorities, the complete report be issued so as not to unknowingly withhold any information.

Samples (Management, Refurbishment/Demolition)

Samples were taken of suspected materials and where possible photographs of the samples were taken. Clearly it is not possible to sample every material encountered, therefore where common areas exist representative samples were taken and assessments have been made as to the nature of the material.

In order to minimise disturbance and fibre release when collecting samples, these were taken from broken or damaged positions. Where this was not possible samples were taken by spraying with water or an alternative liquid suppressant (where possible) and carefully cutting or snapping a small piece for sampling purposes.

Samples are then placed in double sealed bags, identified and taken from site for bulk analysis by an appointed, UKAS approved laboratory.

Where suspected materials form a service cover, or where these materials would need to be disturbed to gain access for a sample to be taken, we have not taken samples in order to avoid the release of airborne, contaminated dust, which could post a health risk. Records of sampled asbestos location are included within the body of this report.

SECTION 2 – QUALIFICATIONS

ACCESS TO THE SITE

Whilst carrying out the survey associated with this report Amey PDM (Asbestos Team) have made every effort to gain access to all areas of the building that may contain Asbestos. However, some areas may not have been accessible to survey without causing disruption to the materials, or limited access only was available. Amey PDM (Asbestos Team) cannot be held responsible for any Asbestos bearing materials that may become uncovered during future works within these inaccessible areas. This report may contain Additional Comments which can be found in Section 7 of the report.

Management Survey

If the areas surveyed under a management survey are subject to future works or partial demolition, you should investigate further inspection work to a refurbishment / demolition survey. This would need to be undertaken before work commences, whilst the areas are vacated.

AREAS SAMPLED

The following areas of the building / site have been inspected within the scope of the survey as detailed in Section 1 of this workbook. Those areas inspected where Asbestos was Identified or suspected have been marked on the Site Plan. And within the table below Photo reference numbers where applicable are used to show typical room /area(s).
NAD = No Asbestos Detected.

Index	Location / Room Description	Building Materials Description	Suspect ACM Present?	Typical Photo Reference
1	Stairwell Walls	Textured Coating		1701
2	Stairwell Ceiling	Textured Coating	Yes	1731

During the survey Amey PDM Asbestos Surveyors were unable to access some areas within the scope of the survey. These areas are therefore presumed to contain Asbestos in accordance with HSG 264. Details of the non-accessed areas can be found in Section **5** of the report, The (Asbestos Team) cannot be held responsible for any Asbestos containing materials that may become uncovered during future works within these inaccessible areas. Investigation and/or sampling procedure is undertaken by a qualified person.

SECTION 3 - SURVEY TECHNIQUES

METHODOLOGY

Details of site condition relevant to this report

The survey of the site was carried out by Amey PDM (Asbestos Team) by means of a management survey.

In accordance with our in-house survey procedures, these procedures reflect the requirements of HSG 264.

In order to minimise disturbance and fibre release when collecting samples these were taken from broken or damaged positions. Where this was not possible samples were taken by spraying (where possible) with a liquid suppressant or use of a wet wipe, and carefully cutting or snapping a small piece for sampling purposes.

Samples were placed in double sealed bags, identified and taken from site for bulk analysis by an appointed and UKAS approved Laboratory.

The results of these bulk samples are included under Section 6 of this report.

A copy of the UKAS Laboratories Test Result is attached as an addendum to this report.

SECTION 3- SURVEY TECHNIQUES

CONSTRUCTION (DESIGN AND MANAGEMENT)

Health and Safety Guidelines used by our operatives

To ensure that our technicians carry out all survey operations on-site under the regulations of the Construction (Design and Management) Regulations 2007 they have been instructed to adhere to the following guidelines:

All high level survey works shall be undertaken using suitable access equipment, such as ladders or scaffold towers. Where necessary a second operative shall assist in stabilising any ladders used.

Where surveying and sample gathering is to take place on construction or demolition sites our Asbestos Surveyors shall wear suitable Personal Protecting Clothing, such as hard hats, safety boots, gloves and high-visibility outerwear.

Where an Asbestos Surveyor is sampling Asbestos materials they shall wear suitable disposable type 5/6 category 3 coveralls, over boots and wear a suitable RPE, mostly a disposable P3 filter mask, or Sundstrom half face mask with P3 filter, but a higher level of protection may be necessary.

Care shall be taken when sampling to ensure that any damage caused by sampling is contained and no loose debris are allowed to contaminate the surrounding area.

Technicians responsible for taking samples will be fully acquainted with any hazards associated with working with Asbestos and shall take precautions for both their own protection and that of other personnel on-site. If at all possible all samples shall be taken when the areas are unoccupied after advising the building owner/management of their intention.

Entry into confined spaces will not be permitted until the building owner/manager has been informed and an investigation is made for noxious fumes within the atmosphere.

In cases of an extreme nature the Asbestos Surveyors shall be issued a suitable harness and rope to ensure that they are able to retreat from the confined spaces at all times.

When accessing voids it is essential that the operative checks for loose debris and damaged Asbestos materials and takes all necessary precautions.

Where air monitoring is undertaken this shall be carried out in accordance with the Health and Safety Executive (HSE) Publication HSG 248, Asbestos: The Analysts' Guidance for Sampling, Analysis and Clearance Procedures (Appendix 1). Air monitoring services (fibre counting) are not currently part of the accredited services offered by Amey PDM (Asbestos Team). All air monitoring services are sub contracted to UKAS accredited laboratories and are listed on a controlled document list.

SECTION 3 - SURVEY TECHNIQUES

SAMPLE COLLECTION

Statement of Method of Sample Collection

The strategy of sample collection has been based upon a systematic visual inspection of the building, with samples taken of suspected materials.

Samples of ceiling panels shall be limited to a typical sample of each type of ceiling, or a sample of every 30 m^2.

Samples of insulation board can be taken in the form of one sample per room or every 25 m^2.

Sprayed coatings and encapsulated sprays are usually, but not always, homogenous (under any encapsulate) and two samples of the material are sufficient if taken at either end of the sprayed surface. More samples should be taken if the installation is pretty large or there are visible areas of repairs or alterations.

If fire doors are found within the building the Integrity of the Door will not be compromised to obtain a sample of any linings that may exist, a Presumption will be made

Vinyl/Thermoplastic floor tiles sometimes contain Asbestos fibres. Where possible a complete floor tile, or each type of tile in the building, shall be taken. Where this is impractical then a sample piece of tile shall be taken.

Asbestos Textured Coatings (ie Artex) may also contain levels of Asbestos fibres. As it is common for different areas of ceiling to have different types of coating it is recommended that at least two samples are taken from each type of ceiling suspected of incorporating Asbestos. As Asbestos may not be uniformly present in the coating and the coating is usually thin, an area of about 20 cm^2 should be sampled.

Asbestos Cement products, such as roofs, gutters and wall panels are reckoned to be uniform/homogenous in their construction; therefore we would recommend taking approximately 3 samples for a large area, such as a roof, and only one sample per guttering detail.

Thermal insulation to pipework services were often fabricated using various materials, meaning insulation materials can often vary significantly across the piping run. Therefore a completely different method of sampling is adhered to for these products. Where it is intended to remove all insulation within a plant room we would intend to only sample each visually different type of insulation. Where only a partial removal is planned then we would recommend that at least two samples of every type of insulation be taken. This may mean that insulation with apparently different finishes be samples in this way.

Guidelines prepared by the Department of the Environment recommend that a sampling rate of one sample per three metre run of pipework be taken. Runs over 20Lm a Sample should be taken every 6m

SECTION 3 - SURVEY TECHNIQUES

SAMPLE ANALYSIS

Statement of Method of Bulk Analysis

Analysis of samples taken from the site is carried out by a UKAS Accredited Testing Laboratory in accordance with HSG 248, Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

The samples are initially examined under a stereo microscope, with the fibres separated to estimate the concentration of fibres present. On completion of this process the samples are then mounted in liquids of known refractive indices and examined under high magnification utilising a polarised light and dispersion staining technique.

Where surveying and sample gathering is to take place on construction or demolition sites our operatives shall wear suitable Personal Protective Clothing, such as hard hats, safety boots, gloves and high-visibility over wear.

RELEVANT LEGISLATION

Statement of Legislation to be adhered to when surveying

The following Legislation shall always be adhered to by both our surveyors and analysts when undertaking works associated with Asbestos:

- *Health and Safety at Work Act 1974*
- *The Control of Asbestos Regulations 2012*
- *Work with Materials Containing Asbestos. The Control of Asbestos Regulations 2006. Approved Code of Practice*
- *Construction (Design and Management) Regulations 2007*
- *Control of Substances Hazardous to Health Regulations 2002*
- *The Management of Health and Safety at Work Regulations 1999*

SECTION 4 – MATERIAL INSPECTION REPORT

MATERIAL RATING

Description of Material Assessment Risk Scoring

Within our Material Inspection Report we have endeavoured to indicate the level of risk represented by any Asbestos materials discovered during our survey. The following Table is a guide to the risk established to assist the building owner/manager in considering the implications of managing their Asbestos. The scores indicated are based upon a risk score calculated using the Material Risk Assessment Algorithm within HSG 264.

Comment	Potential to release Asbestos fibres
HIGH RISK 10 - 12	HIGH
MEDIUM RISK 7 – 9	MEDIUM
LOW RISK 5 – 6	LOW
VERY LOW RISK 4 or less	VERY LOW

Non-asbestos materials have no potential to release fibres

Legend for Floor Plans

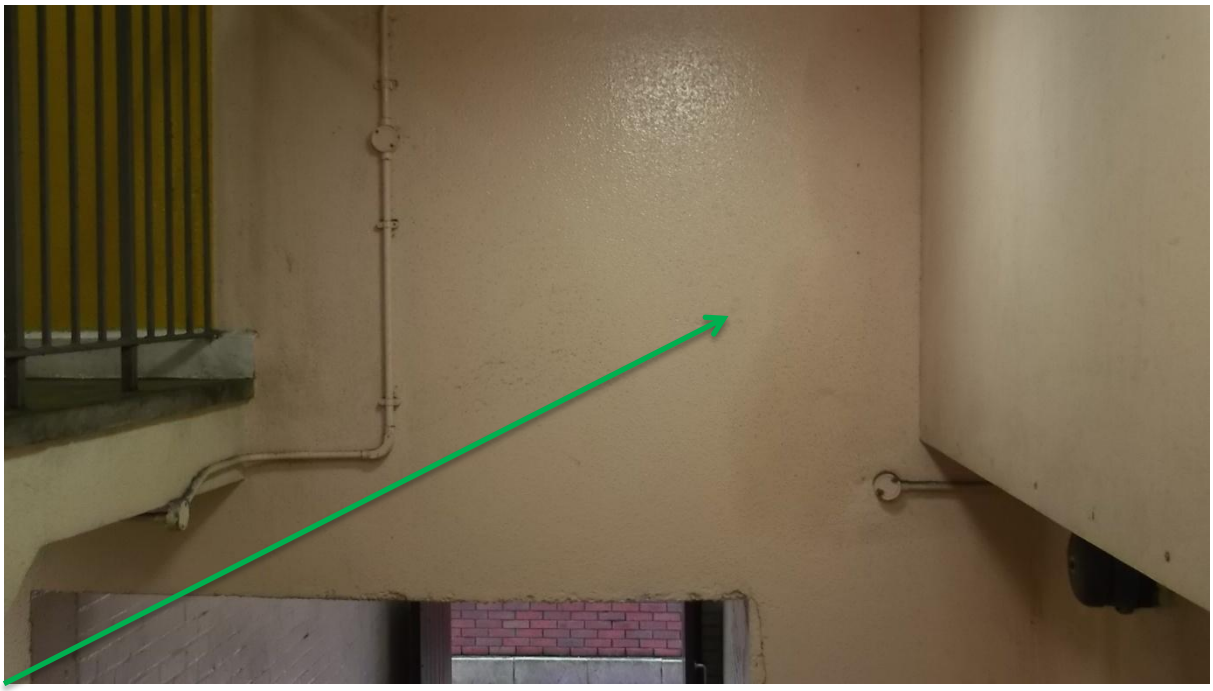
RED = ASBESTOS
BLUE = PRESUMED
GREEN = NO ASBESTOS DETECTED (NAD)
PURPLE = NO ACCESS

Recommendations
In our report we will make recommendations as to what we feel is the most effective way to manage each material. These are offered as a guide to help you when you consider management options but are not definitive as your ultimate decision also needs to take into account factors such as, accessibility and priority.

SECTION 4 – MATERIAL INSPECTION REPORT

ASBESTOS SAMPLE OR REFERAL DETAILS

COMBINED MATERIAL & PRIORITY RISK ASSESSMENT SCORE			N/A = (MS + PS)
Photo no	1703	**Area**	Stairwells
Location	Walls	**Sample no**	N01
Material type	Textured Coating	**Description**	Decorative Finish
Type (TY)	NAD		
Area (extent & unit)	800 m^2	**Material Score**	Not Applicable
Priority Score	Not Applicable	**Combined Score**	Not Applicable



Ref-2

SECTION 4 – MATERIAL INSPECTION REPORT

ASBESTOS SAMPLE OR REFERAL DETAILS

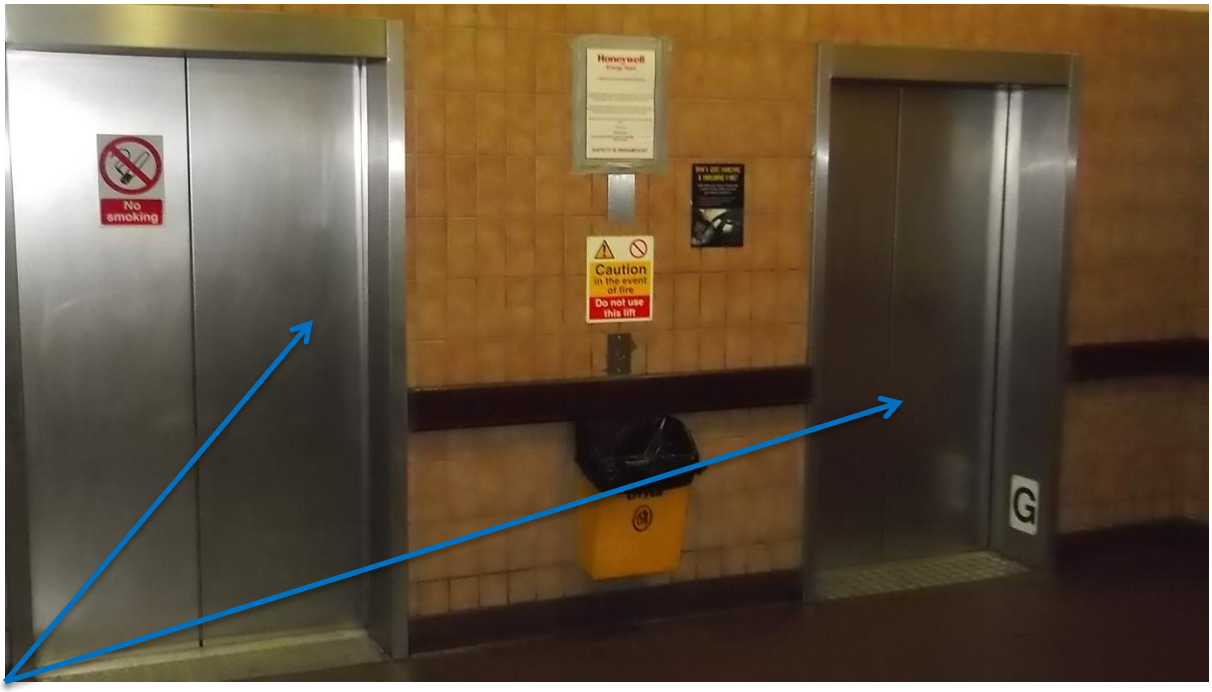
COMBINED MATERIAL & PRIORITY RISK ASSESSMENT SCORE			N/A = (MS + PS)
Photo no	1702	**Area**	Stairwells
Location	Ceilings	**Sample no**	N02
Material type	Textured Coating	**Description**	Decorative Finish
Type (TY)	NAD		
Area (extent & unit)	300 m^2	**Material Score**	Not Applicable
Priority Score	Not Applicable	**Combined Score**	Not Applicable

Ref-2

SECTION 4 – MATERIAL INSPECTION REPORT

ASBESTOS SAMPLE OR REFERAL DETAILS

COMBINED MATERIAL & PRIORITY RISK ASSESSMENT SCORE			Presumed 15 = (MS + PS)
Photo no	1708	**Area**	Stairwells
Location	Lifts	**Sample no**	No Access
Material type	Presumed AIB	**Description**	Panels
Type (TY)	Presumed Amosite		
Area (extent & unit)	3 Lifts	**Material Score**	7
Priority Score	8	**Combined Score**	15



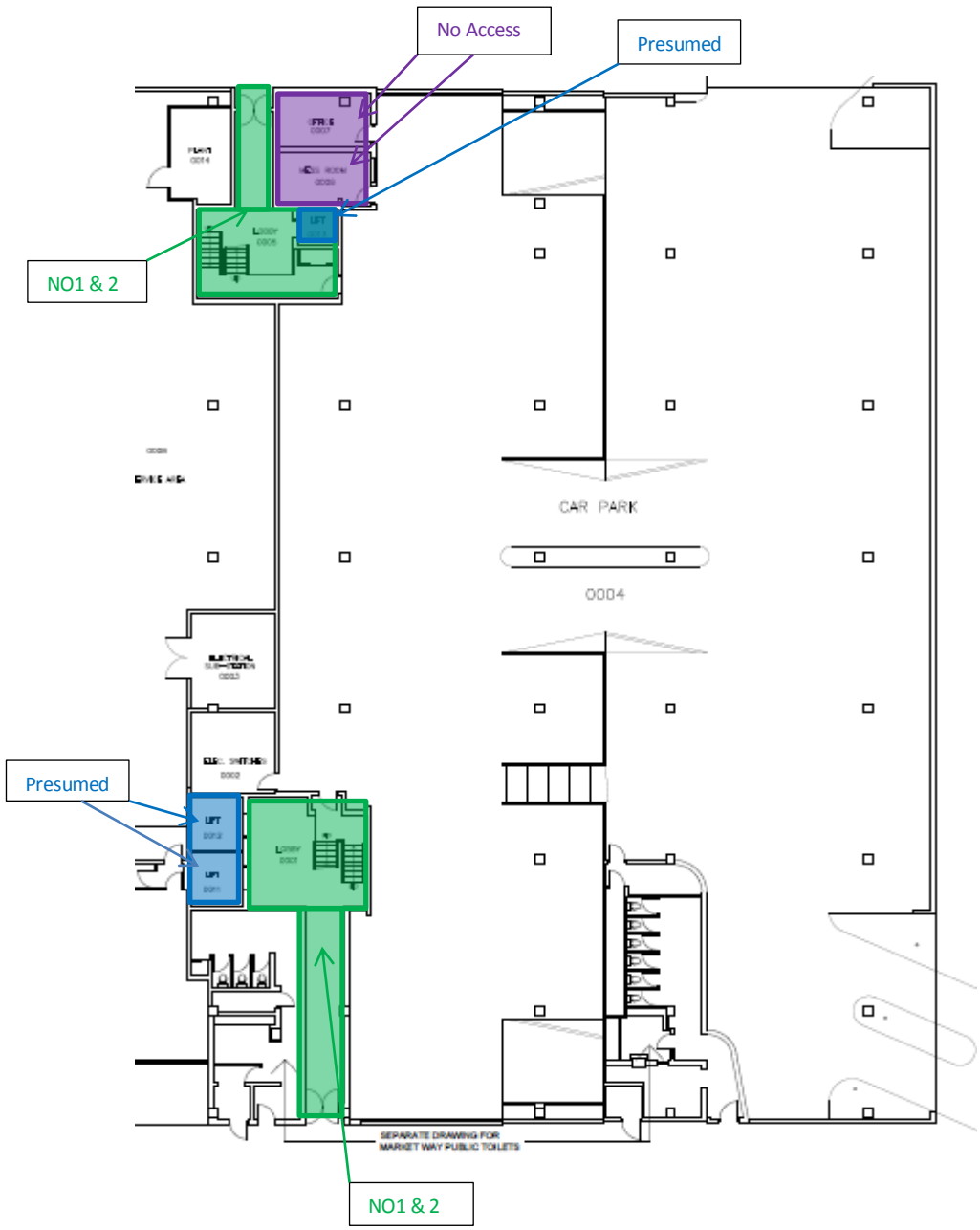
Ref-3

SECTION 4 – MATERIAL INSPECTION REPORT

ASBESTOS SAMPLE OR REFERAL DETAILS

COMBINED MATERIAL & PRIORITY RISK ASSESSMENT SCORE			Presumed = (MS + PS)
Photo no	1707	**Area**	1st Floor
Location	Office	**Sample no**	No Access
Material type	Unknown	**Description**	Unknown
Type (TY)	Presumed to Contain Asbestos		
Area (extent & unit)	12 m^2	**Material Score**	Unknown
Priority Score	Unknown	**Combined Score**	Unknown

Ref-4



N01 & N02 applies to all Stairwells.

Presumed to all Lift Shafts

Site Address
Northminster Car Park
Peterborough
PE1 1TW

Key

RED = ASBESTOS.
BLUE = PRESUMED.
GREEN = NO ASBESTOS DETECTED (NAD)
PURPLE = NO ACCESS

= Horizontal Area
= Linear Area

NOTICE

Areas on this plan highlighted in colour follow the key above. If an area has been highlighted it could mean a number of things.
For instance an area highlighted **RED** would show that a sample has been taken and tested to show positive for Asbestos.
Where it **is GREEN** it shows where a sample has been taken and tested to show a no Asbestos detected result.
If **BLUE** or **PURPLE** highlighting is shown this means that an area has been presumed either by a product that is out of reach but generally known to contain Asbestos by the nature of material or an area that we were unable to gain access to but **COULD CONTAIN ASBESTOS CONTAINING MATERIALS**.
All other areas on the plan have been surveyed and accessed unless specifically stated on this plan and within this report.

Drawn By: D Kelly	June 2014

Drawing No:02062014
Eurn No:E1124

SECTION 5 – MATERIAL ASSESSMENT

DESCRIPTION OF ASBESTOS

Brief description of Asbestos Type Materials

There are six different types of Asbestos split into two groups. Both groups have the same hazards and occur as fibres. They are different in their chemistry and in the way they formed millions of years ago.

AMPHIBOLE GROUP

Crocidolite (Blue Asbestos), Amosite (Brown Asbestos), Anthophyllite, Tremolite and Actinolite

SERPENTINE GROUP

Chrysotile (White Asbestos)

MOST COMMON TYPES

Only Chrysotile (White), Crocidolite (Blue), Amosite (Brown) and Anthophyllite have been in common industrial use. The colours are obvious when freshly mined, but ageing and heat turn all asbestos a similar colour, and only by scientific tests can Asbestos be identified and classified by type.

Chrysotile:	Used extensively in industry and typically in cement based products, manufactured products such as gaskets, tiles and textured coating.
Amosite:	Used widely as an insulation material sprayed onto structures, used in pipe and vessel lagging and in sheet form such as casings and ceiling tiles.
Crocidolite:	Used for fire protection and sound deadening, sprayed or added with other types of Asbestos.
Others:	Tremolite and Actinolite are extremely rare forms not normally found in the UK.

SECTION 5 - MATERIAL ASSESSMENT

ANALYSIS REPORT

Certification of Bulk Sample Analysis Undertaken, Location and Analysis Results

Analysis to determine the presence of Asbestos fibres was carried out using an UKAS Accredited Testing Laboratory in accordance with HSG 248.

Calibration of equipment used and general quality control procedures are in accordance with policy and procedure.

Sampling methods are in accordance with the relevant Health and Safety Executive's guidance notes and our own in-house procedures.

Asbestos content can be read as positive or trace content. The material type and fibre content descriptions are a visual estimation by the analyst and an approximation of the Asbestos sample.

Sampled and Presumed Information

Photo No	Sample No	Type	Location	Quantity	Analytical Result
1702	N01	Textured Coating	Stairwell Walls	800 m^2	NAD
1703	N02	Textured Coating	Stairwell Ceilings	300 m^2	NAD
1708	Presumed	Presumed AIB	Lift Shafts	300 m^2	NAD

SECTION 6 - CONCLUSIONS

CONCLUSIONS TO SURVEY

Findings from our Survey

General Qualifications to Report

Whilst we consider the survey carried out to be a thorough investigation, our experience of the building industry leads us to conclude that Asbestos based materials are frequently concealed within the building fabric.

No survey can be considered as a complete register of hazardous materials, due to the above restrictions and we cannot give a guarantee that all Asbestos materials within the site have been found and identified.

Where Asbestos based materials have been located and subsequently identified, it remains a possibility that past deterioration of the materials may have caused contamination of surrounding areas. Without visual evidence of such contamination the only way of assessing the risk would be to undertake dust swab sampling exercises and/or airborne fibre monitoring which would be subject to additional costs.

Management Survey

If the areas surveyed under a management survey are subject to future works or partial demolition, you should investigate further inspection work to a refurbishment / demolition survey. This would need to be undertaken before work commences, whilst the areas are vacated.

SECTION 6 - CONCLUSIONS

CONCLUSIONS TO REPORT

This report has been commissioned to establish the location, extent and condition of any Asbestos containing materials (ACMs) on-site. If, during the survey, APDM (Asbestos Team) found evidence of ACMs on-site, they will be listed below, also all Presumed and NAD References.

Our recommendations for the management of the materials detailed in this report are as follows:

Typical Photo Ref	Item	Recommended Action
1702	Textured Coating	Manage and Maintain Subject to a CAR 2012 Assessment
1703	Textured Coating	Manage and Maintain Subject to a CAR 2012 Assessment

Under current UK legislation you are now obliged to record details of any Asbestos containing materials (ACMs) in a register, manage the risk they pose, continuously monitor them and implement a re-inspection regime.

We recommend that you talk to Amey PDM (Asbestos Team) to discuss management options and creating a compliant Asbestos Register.

If it is decided to remove any or all instances of Asbestos containing material this should be done under controlled conditions by a suitably licenced and qualified contractor.

During the survey Amey PDM surveyors were unable to access Roof Heaters. within the scope of the project. These areas are presumed to contain Asbestos in accordance with HSG 264. Details of the non-accessed areas can be found in Section 3. Amey PDM (Asbestos Team) cannot be held responsible for any Asbestos containing materials that may become uncovered during future works within these inaccessible areas. Investigation and/or sampling procedure is undertaken by a qualified person.

Under no circumstances should any work be carried out that will disturb Asbestos materials without first assessing the possible risks involved and establishing the appropriate procedures needed to overcome them (refer to Peterborough City Council's Asbestos Management Procedures).

SECTION 6 - CONCLUSIONS

CONCLUSIONS TO REPORT

Additional Comments

The following additional comments have been added as an addendum to the report.

Any recommendation as shown on the survey findings should be followed through as a minimum requirement to ensure the Asbestos remains, either in situ in sound condition, encapsulated or removed.

The responsible person is to ensure the site Asbestos Register is inspected and signed prior to any works being undertaken on site.

SECTION 7 – ADDENDUM

ADDENDUM TO THE REPORT

UKAS Certificate of Sample Analysis

The test certificate (s) confirming the analysis results via the UKAS Accredited Testing Laboratory is attached as an addendum to this report.

NOTE: This will only be attached if samples are taken

CERTIFICATE OF SAMPLE ANALYSIS IS ATTACHED

Northminster car park,
Report No: J058678

thames laboratories

Sample Analysis Report

Client: Enterprise Peterborough, Property Design & Maintenance, Nursery Lane, Fengate, Peterborough, PE1 5BG
Site Address: Northminster car park,
Test Date: 11 Jul 2014

Job No: J058678

Report Issue Date: 11 Jul 2014

Sample No.	Location	Description	Asbestos Type	Notes
BS004489	No1	Car park stair wells- ceiling TC	NAD	
BS004490	No2	Car park wall stairwell - wall TC	NAD	
Notes: -				

End Of Certificate

Sample analysis was conducted in accordance with documented in house procedures and the methodology contained in HSG248 (The analysts' guide for sampling, analysis and clearance procedures 2005). The information provided concerning sample locations is as provided by the client no liability can can be accepted for the accuracy of this information.

Comments, opinions, and recommendations are outside the scope of our UKAS accreditation. Determination of concentration is outside the scope of Laboratory accreditation.

Sample Analysis Conducted By Sue Atkins

Authorised By Becky Parry

Key: Chrysotile: White Asbestos Amosite: Brown Asbestos Crocidolite: Blue Asbestos NAD No Asbestos Detected
Issuing Office: Thames Laboratories, Hollow Farm, Hilton Road, Fenstanton, Cambridgeshire, PE28 9LJ
Telephone 0800 085 2348 Fax 01480 891800 E mail info@thameslabs.co.uk

assessing & managing
asbestos I legionella I fire I energy

asbestos assessment | legionella assessment | fire assessment | energy assessment | UKAS TESTING 0575

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Review & Update.

Register of Inspections.

Date	Material Condition	Has Condition Changed	Works	Inspected By
02/06/14	As Detailed in Report	N/A	Management Survey	Amey Peterborough

ASBESTOS REGISTER

Area Location	Sample No	Accessed	QTY	Material Type	Product	Asbestos Type	Surface Treatment	Condition
Lift Shafts	Presumed	No	Unknown	Presumed AIB	Wall Panels	Presumed Amosite	Unknown	Unknown

Asbestos Register

This sheet should be signed by all those carrying out work on the above premises (including voluntary workers) whether any Asbestos has been found or not. Persons signing this sheet are signing to say that they have seen and read the Asbestos Register and checked whether there is any known or presumed Asbestos in the area in which they will be working.

Note: The Register records the results of a survey in respect of visible suspect materials only and will not identify Asbestos-containing materials that are located in inaccessible parts of the premises or are concealed within the fabric of the building.

If the contractor encounters any suspected Asbestos-containing materials that has not previously been identified they must immediately stop work, inform the site manager and seek instructions from their supervisor.

Date	Company	Works being carried out	Name	Signature

Date	Company	Works being carried out	Name	Signature

Date	Company	Works being carried out	Name	Signature

Date	Company	Works being carried out	Name	Signature

SECTION 7 – ADDENDUM

Reported produced by:

D.J.Kelly.
Asbestos Surveyor

Report reviewed and signed on behalf
of Enterprise Peterborough:

K Gawtrey
Asbestos Project Manager:

END OF REPORT