Pre-Refurbishment & Demolition Asbestos Survey for Helme & Partners Limited

SITE:

External Elevations and Roofed Areas - Suffolk House
154 High Street
Sevenoaks
Kent
TN13 1XE

Survey Report by:

Rachel Bellamy

Amiantus Environmental Consultants Ltd.

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North Leigh Business Park

North Leigh

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Contents:

Contents

APPENDICES - Survey Results

1.0 Executive Summary:

Asbestos containing materials identified during the Pre-Refurbishment & Demolition Asbestos Survey and the specific areas are categorised below in order according to the initial Material Risk Assessment made by Amiantus.

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations

There were no results found.

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations

There were no results found.

1.0 Executive Summary:

LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations

There were no results found.

1.0 Executive Summary:

PRESUMED ASBESTOS/NO ACCESS AREA

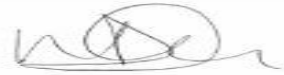
Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building	Floor	Room/Area	Recommendation
There were no results found.			

Building Notes:

Internal notes: N/A
External notes: All external areas accessed.

2.0 Contract Review:

Name & Address of Client:	Helme & Partners Limited - Unit 5b Hillgate Place, 18-20 Balham Hill, London		
Client Contact:	Ben Paul BSc (Hons)		
Name & Address of Site:	External Elevations and Roofed Areas - Suffolk House, 154 High Street, Sevenoaks, Kent		
Type of Survey:	Refurbishment & Demolition survey (MA only)		
Date of Survey:	22 May 2019		
Report Revision Number:	1		
TEAMS internal job number:	J002837		
Lead Surveyor[s]:	Rachel Bellamy	Signature:	
Technically reviewed by:	Wayne Godfrey	Signature:	
Report issue date:	30 May 2019		

3.0 Introduction/Objectives:

Amiantus received an order of confirmation to undertake a Pre-Refurbishment & Demolition Asbestos Survey from Helme & Partners Limited. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Pre-Refurbishment & Demolition Asbestos Survey of:

External Elevations and Roofed Areas - Suffolk House
154 High Street
Sevenoaks
Kent
TN13 1XE

The survey was carried out by Rachel Bellamy.

The Type of survey selected / requested by the client was a Pre-Refurbishment & Demolition Asbestos Survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Major Refurbishment & Demolition Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment & demolition. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM’s.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM’s
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment & demolition.

3.0 Introduction/Objectives(Cont): - Type of Survey

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3.3 Type of Survey – Pre-Refurbishment Asbestos Survey

The purpose of this major refurbishment survey & demolition is to identify ACM's to be removed prior to any major refurbishment & demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment or demolition is planned.

Major refurbishment & demolition surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment or demolition.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:

4.1 Details of information requested from the Duty Holder by Amiantus in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Ben Paul BSc (Hons) on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

External Elevations and Roofed Areas - Suffolk House
154 High Street
Sevenoaks
Kent
TN13 1XE

The survey was carried out to all areas of the external elevations only.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

5.0 Survey Method

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5.1 This survey has been undertaken in accordance with HSG264 and Amiantus in house procedures.

5.2 Clients of Amiantus that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/locationwill be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

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6.1 Where a survey is carried out under the guidance of the owner of the property or his representative then the survey will be as per his instructions and guidance at that time.

6.2 Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

6.3 Survey techniques used involved trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

6.4 Materials may be hidden or obscured by other items or cover finishes i.e. paint over boarding disguising etc. Where this is the case then its detection will be impaired. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

6.5 Debris from previous asbestos removal projects may well be present in some areas: general asbestos debris does not form part of this survey, however all good intentions are made for its discovery. Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added , it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction, most notably would be the control of asbestos at work regulation (1987) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

6.6 This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or other i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

6.7 Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immoveable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

6.8 In a building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of this survey should be treated with caution and sampled accordingly. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

6.9 Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

6.10 It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

6.11 This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.0 Exclusions and Caveats (Cont):

6.12 Textured Coatings such as “Artex” may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

6.13 Due to the inconsistency of the fibre content in vinyl floor material and its low percentage (generally less than 2% by volume) random sampling only, was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action or fire, the possibility of fibre release will be minimal due to the matrix of the material.

6.14 Amiantus Environmental Consultants cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Amiantus Environmental Consultants cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed ‘to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 ‘The Analysts Guide’ and Amiantus documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 ‘The Analysts Guide’.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

Survey Results

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3).Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score

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Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

Appendix 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments

There were no results found.

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	**Refurbishment & Demolition survey**		
Report Revision Number	**1**	**Surveyors**	**Rachel Bellamy**
TEAMS Job Number	**J002837**	**Survey Date**	**22 May 2019**
Site Address:	**External Elevations and Roofed Areas - Suffolk House 154 High Street Sevenoaks Kent TN13 1XE**	**Bulk Analysis Laboratory**	**Asbestos Laboratory Services**
		Sample Analysis Date	**29 May 2019**

Survey Data Sheets

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
22 May 2019	Rachel Bellamy	Refurbishment & Demolition survey	External	N/A
Building	**Room**	**Item**	**Quantity**	
External Elevations, Suffolk House 154 High Street	South Elevations E01	No materials to the south elevation were suspected of containing asbestos	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No Suspected Materials			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
22 May 2019	Rachel Bellamy	Refurbishment & Demolition survey	External	N/A
Building	**Room**	**Item**	**Quantity**	
External Elevations, Suffolk House 154 High Street	West Elevations E02	No materials to the west elevation were suspected of containing asbestos	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No Suspected Materials			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)

Amiantus Asbestos Consultants

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
22 May 2019	Rachel Bellamy	Refurbishment & Demolition survey	External	N/A
Building	**Room**	**Item**	**Quantity**	
External Elevations, Suffolk House 154 High Street	North Elevations E03	No materials to the north elevation were suspected of containing asbestos	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No Suspected Materials			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
22 May 2019	Rachel Bellamy	Refurbishment & Demolition survey	External	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
External Elevations, Suffolk House 154 High Street	Car Park Canopy E04	Textured Coating to ceiling	148m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AC002027 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	Non Asbestos textured coating to ceiling - starting to flake off in areas -encapsulate/repair			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)

Amiantus Asbestos Consultants

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
22 May 2019	Rachel Bellamy	Refurbishment & Demolition survey	External	N/A
Building	**Room**	**Item**	**Quantity**	
External Elevations, Suffolk House 154 High Street	East Elevations E05	No materials to the east elevation were suspected of containing asbestos	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No Suspected Materials			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
22 May 2019	Rachel Bellamy	Refurbishment & Demolition survey	External	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
External Elevations, Suffolk House 154 High Street	Roofed Areas E06	Roof Tiles to pitched roof area	Throughout	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AC002028 (S)	Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	Non Asbestos roof tiles to pitched roof areas			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
External Elevations, Suffolk House 154 High Street	External	E01	South Elevations	No Sample Taken
External Elevations, Suffolk House 154 High Street	External	E02	West Elevations	No Sample Taken
External Elevations, Suffolk House 154 High Street	External	E03	North Elevations	No Sample Taken
External Elevations, Suffolk House 154 High Street	External	E04	Car Park Canopy	Sample Taken
External Elevations, Suffolk House 154 High Street	External	E05	East Elevations	No Sample Taken
External Elevations, Suffolk House 154 High Street	External	E06	Roofed Areas	Sample Taken

Appendix 4 – Sample Certificates

Ground Floor
Sycamore Court
North Leigh Business Park
North Leigh
Oxfordshire, OX29 6SW

Tel: 01993 868636
www.asbestoslabs.co.uk

Asbestos Laboratory Services

UKAS TESTING
4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J036419

Client	Amiantus (Oxford)	**Attention**	Roy Pearce
Client Address	Sycamore Court, North Leigh Business Park, Nursery Road, Witney, Oxfordshire, OX29 6SW		
Site Address	External Elevations and Roofed Areas - Suffolk House, 154 High Street, Sevenoaks, Kent, TN13 1XE		
Site Ref	J002837	**No. of Samples**	2

Date Received	22/05/2019	**Date of Analysis**	29/05/2019	**Report Issue Date**	29/05/2019

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS160639	AC002027	External, Car Park Canopy, to ceiling	Textured Coating	N.A.D.I.S
BS160640	AC002028	External, Roofed Areas, to pitched roof area	Roof Tiles	N.A.D.I.S

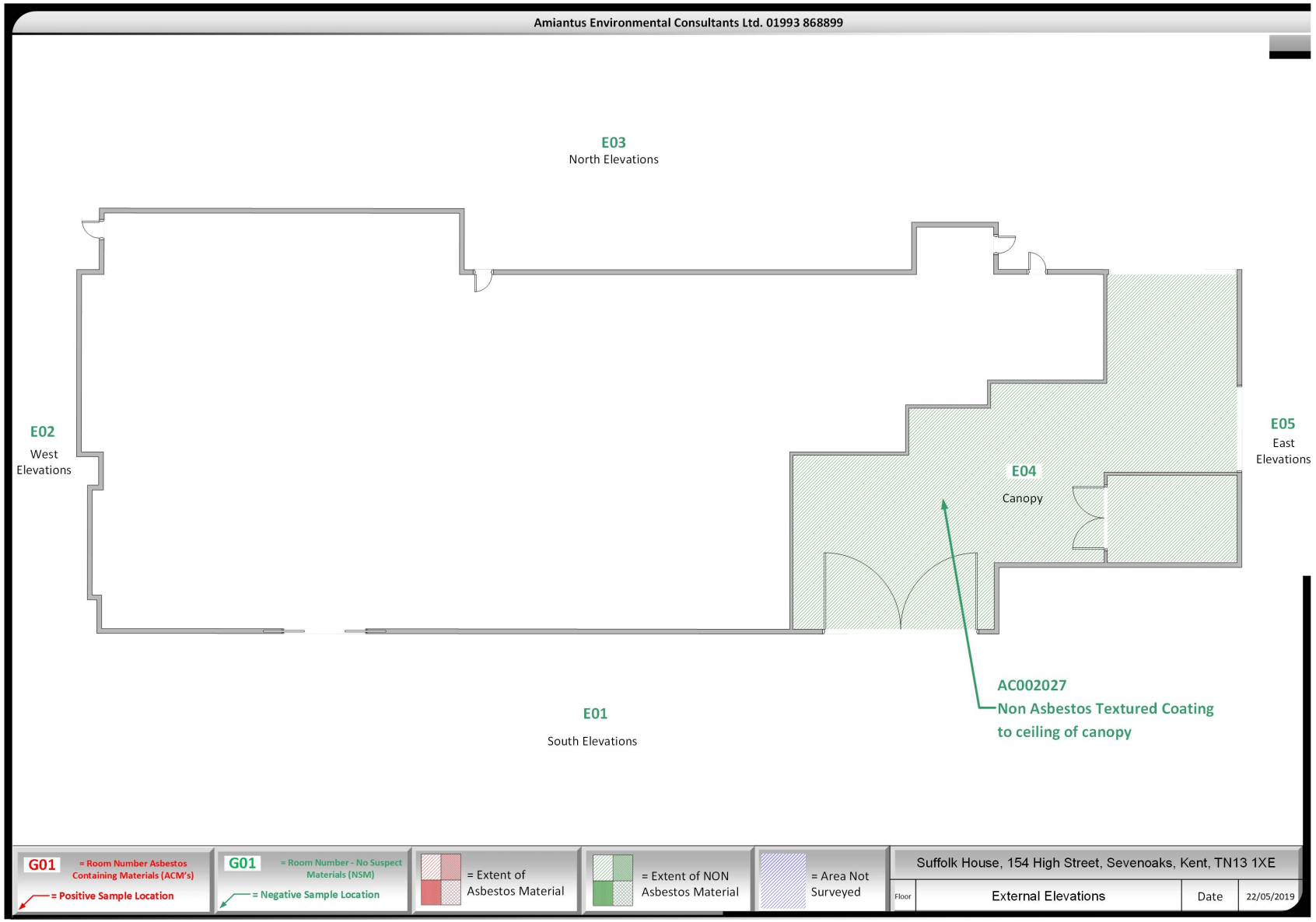
KEY – FIBRE TYPE DETECTED

NADIS = No Asbestos Detected in Sample
Chrysotile = White Asbestos
Amosite = Brown Asbestos
Crocidolite = Blue Asbestos
Anthophyllite, Tremolite & Actinolite = Uncommon asbestos fibre types

Note: All samples will be retained for a minimum of six months.

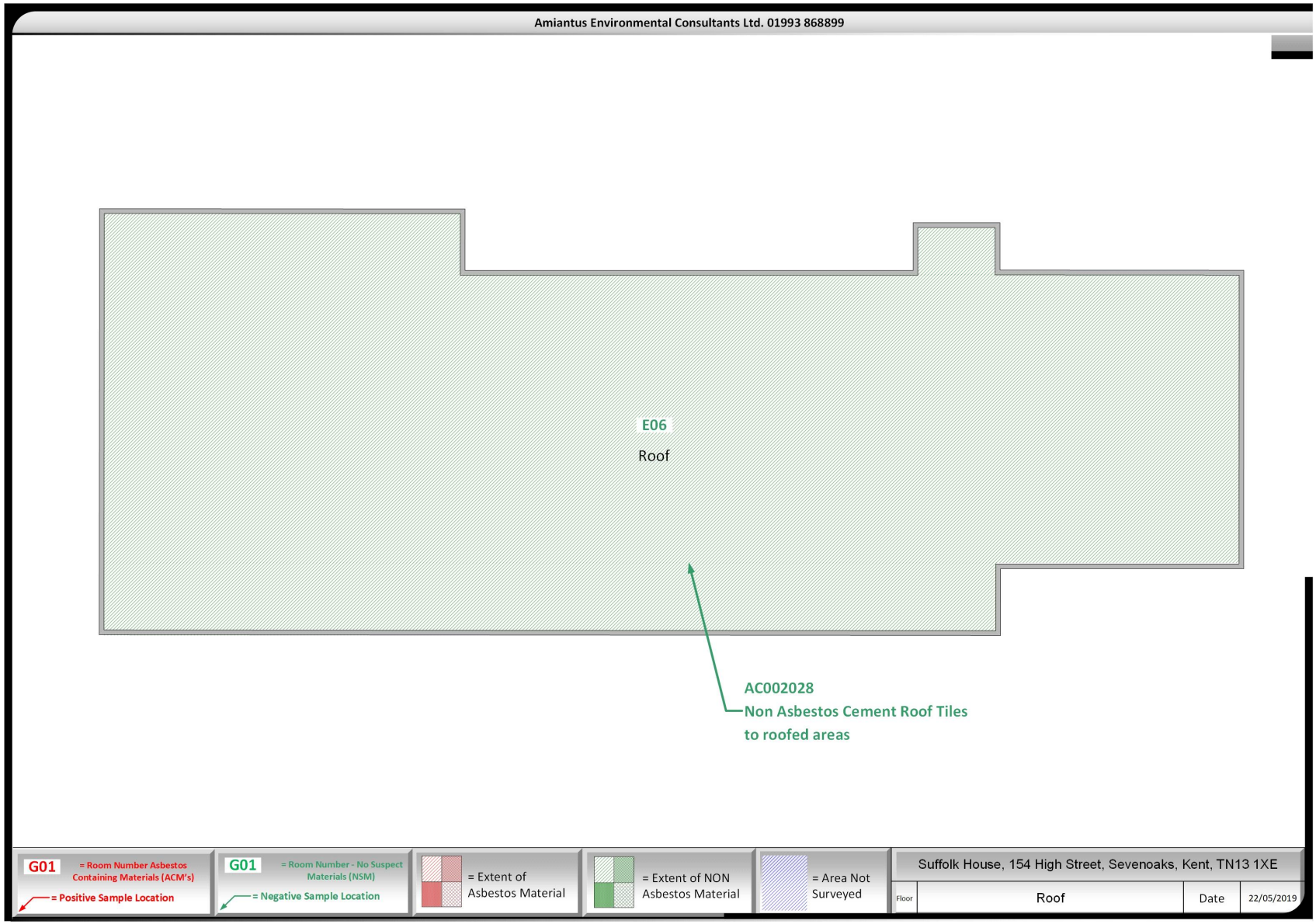
Analysed By	Roy Pearce	Approved By	Wai-fung Kuet
Analyst Signatory		Approver Signatory	

Appendix 5 – Plans



Client: Helme & Partners Limited
Site: External Elevations and Roofed Areas - Suffolk House
Floor: External
UPRN No: N/A

Amiantus Asbestos Consultants



Client: Helme & Partners Limited
Site: External Elevations and Roofed Areas - Suffolk House
Floor: External
UPRN No: N/A

Amiantus Asbestos Consultants

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal
Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm3. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works
If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:
-Notification of the work to the relevant enforcing authority prior to the work commencing.
-Medical examinations to assess each worker’s state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
-Insurance for working with asbestos containing materials.
-A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work
-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.
-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.