NOTICE/0016/14

ADL ENVIRONMENTAL LIMITED

ADVICE & CONSULTANCY; ASBESTOS SURVEYS

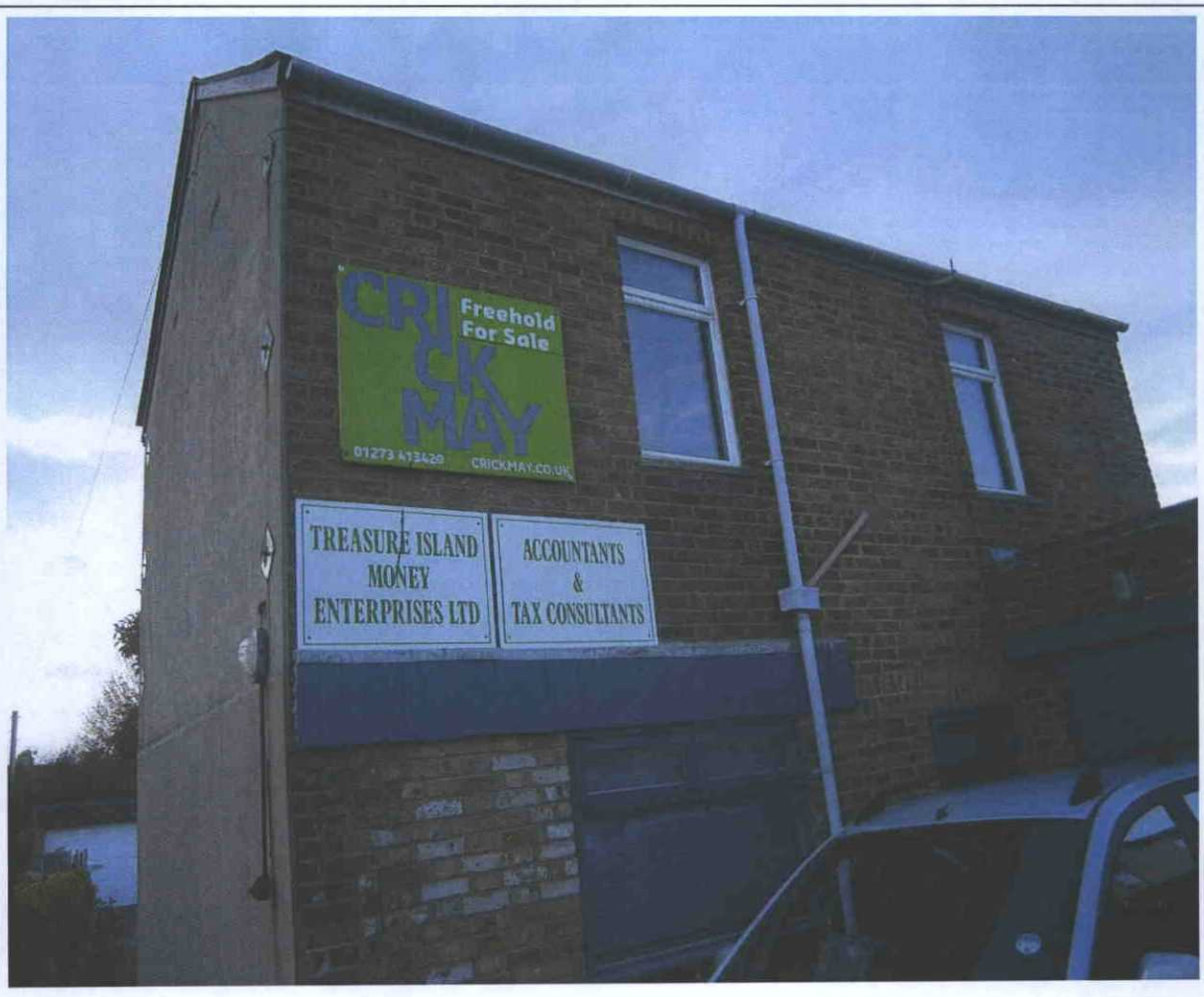
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A REFURBISHMENT & PRE-DEMOLITION SURVEY TO LOCATE AND IDENTIFY ASBESTOS PRODUCTS at 5A SOUTHVIEW ROAD SOUTHWICK EAST SUSSEX BN42 4TW

Survey Report No. CS2975



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INTRODUCTION

Site Address / Location:

5a Southview Road, Southwick, East Sussex, BN42 4TW

Client:

Petronella Building Ltd, Basin Road South, Aldrington Basin, Portslade, East Sussex, BN41 1WF

Survey Requested By: **Bill Brock**

Survey Type Requested:

Refurbishment and Demolition Survey Report in Compliance with CAR2012 Regulation '4'.

Survey Date: **4th November 2014**

General Site Description:

5a Southview Road, Southwick, is in a fair condition throughout, has been empty and unoccupied for some time. The building is positioned in a quiet residential area of Southwick and a short walk to both public and rail transportation and the local precinct shopping area. The property is a solid built structure and furnished with several man-made construction materials i.e. Plasterboard, timber, concrete and the like. ADL LTD was commissioned to undertake a Refurbishment and Demolition Survey within the building due to a pre-planned refurbishment works programme. The buildings were unoccupied at the time of the survey.

Report produced by:

[redacted]

Bob Bohannon
Surveyor

Report reviewed by:

[redacted]

Dawn Harding
Quality Manager

ASBESTOS DAMAGE LIMITATION EXECUTIVE SUMMARY:

Areas within the building were visually inspected throughout and no samples were taken of potential ACM (asbestos containing material).

RECOMMENDATIONS:

None

The building is clear for refurbishment and or demolition as per CDM2007 Regulation's.

1. SURVEY TYPES:

1.1 Management Survey:

(i) The purpose of the survey is to locate, as far as reasonably practicable, the presence and the extent of any suspect ACM's in the building and assess their condition. This survey normally involves the collection of representative samples for the presence of asbestos. Samples from each type of ACM found are collected and analysed to confirm or refute the samples taken. If the material sample is found to contain asbestos, other similar homogenous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogenous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present in accordance with DETR guidance. Sampling may take place simultaneously with the survey, or in the case of some larger surveys, can be carried out as a separate exercise. Materials may also be presumed to contain asbestos, which essentially defers the need to sample and analyse for asbestos (or the absence thereof) until a later time (e.g. prior to demolition or major refurbishment). However, the duty holder bears potential additional costs of management for some non-asbestos materials.

All areas should be accessed and inspected as far as is reasonably practicable (e.g. above accessible false ceilings, inside risers, service ducts etc., or must be presumed to contain asbestos if not inspected. Any material, which can reasonably be expected to contain asbestos, must be presumed to contain asbestos, and where it is appears highly likely to contain asbestos, there should be a strong presumption that it does. All materials, which are presumed to contain asbestos, must be assessed.

This form of inspection is predominately used to conform to the legislative requirement of managing asbestos in buildings. It inspects, samples, quantifies, reports and recommends on accessible asbestos products identified that will usually be deemed accessible by day-to-day occupation i.e. that any employer would have to manage as part of the regulations.

This inspection will not normally identify all asbestos present as many applications can be concealed by nature of their location, which are not accessible without intrusive means. As such it should not be utilised for any refurbishment, renovation or demolition projects, unless used as a pre-cursor prior to the required intrusive investigation.

(ii) When similar homogeneous materials are present throughout a structure, representative samples may be taken and further locations strongly presumed or visually identified to contain a similar type and percentage of asbestos. With materials that are not homogeneous samples will need to be taken more frequently to confirm the presence or absence of asbestos. Sampling may be carried out simultaneously with the survey or as may be necessary with larger projects as a separate exercise.

1.2 Refurbishment Survey:

This type of survey is intended to locate, as far as reasonably practicable, all asbestos containing materials within a structure. Access is gained to all areas using destructive force if necessary. A full sampling programme is undertaken and the area and volumes of all asbestos materials are recorded. No assessment of the materials condition is made as the purpose of this type of survey is to form a basis for removal prior to demolition or major refurbishment. The Client should be aware that there still remains the possibility that asbestos products may be hidden within the fabric of the building, the discovery of which may only be made by the demolition process itself.

1.3 Refurbishment & Demolition Survey:

This type of survey is intended to locate, as far as reasonably practicable, all asbestos containing materials within a structure. Access is gained to all areas using destructive force if necessary. A full sampling programme is undertaken and the area and volumes of all asbestos materials are recorded. No assessment of the materials condition is made as the purpose of this type of survey is to form a basis for removal prior to demolition or major refurbishment. The Client should be aware that there still remains the possibility that asbestos products may be hidden within the fabric of the building, the discovery of which may only be made by the demolition process itself. However this is unlikely due to the highly intrusive nature of this type of survey. This type of survey includes all ancillary buildings on site that are due to be demolished.

1.4 All surveys are performed in accordance with guidelines laid out in HSG264.

1.5 Due to the way in which asbestos has been used, no survey however thorough is guaranteed to discover all asbestos materials within a structure (see section 5.3). Therefore any person involved in the demolition or refurbishment process should be made aware of the potential further discovery of asbestos containing materials. In the event that a suspect material is discovered works should immediately cease, the area sealed off and the material analysed by a UKAS accredited laboratory. Any subsequent actions will be dependent upon the analysis result.

2.0 SURVEY METHODOLOGY:

2.1 All 'bulk' material samples were carefully taken, double bagged and labelled with a unique reference number and taken for analysis.

2.2 Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques at a UKAS accredited laboratory. The results are included and certified within this report.

3.0 GENERAL SITE INFORMATION & SURVEY SUMMARY:

3.1 The building was visually inspected internally and externally throughout as far as reasonably practicable, no samples were taken of potential ACM's (asbestos containing materials).

3.2 Depicted below are pictures of the areas inspected. The building was visually Inspected and was seen to be in a fair condition and made-up of mainly Plaster, brick, plasterboard, timber and concrete. These materials were noted but not sampled as they are non-asbestos bearing material products.

3.3 Pictures 1-12

4.0 LIMITATIONS:

4.1 Survey Conditions

This report is the result of intrusive inspections with visual inspections and bulk sampling of suspect materials identified in previous sections of this report. Inspections were restricted to where reasonable safe access was permitted.

4.2 Areas Not Accessed

For the purpose of this survey all areas were accessed as specified within the remit.

4.3 Disclaimer

Given the way in which asbestos containing materials have been used in concealed and composite structures during the construction of buildings, asbestos may only be detected during the course of demolition works. Care should be exercised at all times during the demolition of cavity walls etc. and removal of floorboards in case concealed piped services are present. Whilst every effort has been made to identify the asbestos materials contained in these premises, ADL Ltd will not accept any responsibility for any future asbestos materials discovered but not identified within this report.

4.4 Areas and Structures not included in the Survey

(i) Reinsulated pipework and services

It should be noted that pipework insulation, which is composed of man- made mineral fibres (MMMF), is not sampled unless specifically requested. Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when removing such materials for the potential presence of asbestos residue.

(ii) Fire Doors

Some fire doors may contain an inner sandwich layer of asbestos that is often not visible without partially dismantling doors. This should be borne in mind during fire door replacement, especially doors to boiler rooms etc.

(iii) Soil pipes

In some circumstances, asbestos has been used as a packing/ jointing material to pipe collars. These are difficult to detect unless they are systematically and destructively examined.

(iv) Electrical switch gear and electrical storage heaters

It is common for heavy duty fuse boxes, switch gear and other plant to contain woven asbestos materials as a flash guard backing behind the fuses. Similarly, storage heaters may contain asbestos materials. For safety reasons these are not always sampled but will be visually assessed if safe to do so.

5.0 RISK ASSESSMENT - STRATEGY:

5.1 In addition to identifying asbestos containing materials, each incidence of asbestos has been assessed and a priority rating in the form of numerical weighting calculated. The factors included within the risk assessment include the position, condition, accessibility, friability, treatment and content. The numerical value extends from 0-12, with four categories of risk assessment.

Category A is a high risk situation requiring immediate action.

Category B is a high risk situation requiring action as soon as possible.

Category C is a medium risk situation requiring regular inspection and maintenance.

Category D is a low risk situation, until such time as it is altered, i.e. refurbishment or demolition etc.

Where asbestos has been identified, the risk assessment category has been identified within the body of this report.

RISK ASSESSMENTS:

5.2 **(i)** The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from the asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of any person being exposed to fibre concentrations injurious to their health.

(ii) In some situations it may be useful to undertake measurement of atmospheric fibre concentrations; however these levels are open to vast variations dependent upon conditions and may well be below the concentration measurable using optical microscope methods but still above local background environmental levels.

(iii) Although recommendations, which are issued, will vary according to the situation, it is desirable that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.

5.3 **Priority Rating Recommendation and Comments**

Category A: 10 or more

Situations within this category warrant urgent consideration. it is likely in situations with such a high rating that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to local conditions - for example, the intensity of use of a heating system or the nature of air flow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations that fall into this category should be regarded as a matter for concern.

Category B: 7-9 inclusive

Situations within this category still warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short passage of time. In these situations it is therefore necessary for the asbestos to be removed on a programmed basis but within a specified timescale.

It is recommended that the maximum period should be 1 year and that in the meantime emergency repair and sealing operations should be undertaken where any deterioration occurs.

Category C: 5-6 inclusive

Situations within this category do not pose an imminent risk and the likelihood of fibre release is low under existing conditions. It would be most appropriate within this category to monitor the situation as obviously deterioration will occur over time.

It is recommended that situations within this category should be inspected on a 6 monthly basis to ascertain any change in circumstances, requiring reassessment of priority rating into category B.

Category D: 4 or less

Situations within this category are of low priority. The situation should be monitored on the basis of a 2-year inspection cycle to ascertain any change in category, unless demolition, refurbishment or any other change of use interferes with the cycle.

5.4 To arrive at the above categories, the following risk assessment point system is used:

Product type (or debris from product)	**1**	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc.).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Insulation (pipe and boiler lagging, spray coating, loose asbestos.
Extent of damage/ deterioration	**0**	Good condition; No visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	**0**	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	**1**	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

6. ANALYSIS RESULTS

Samples analysed by:

No samples taken

Analyst:

Date of analysis: **Analysis Report No:**

ASBESTOS FIBRE IDENTIFICATION REPORT FOLLOWS

Date of Survey: 04/11/14

Survey Number: CS2575

Surveyor: Bob Bobjanson

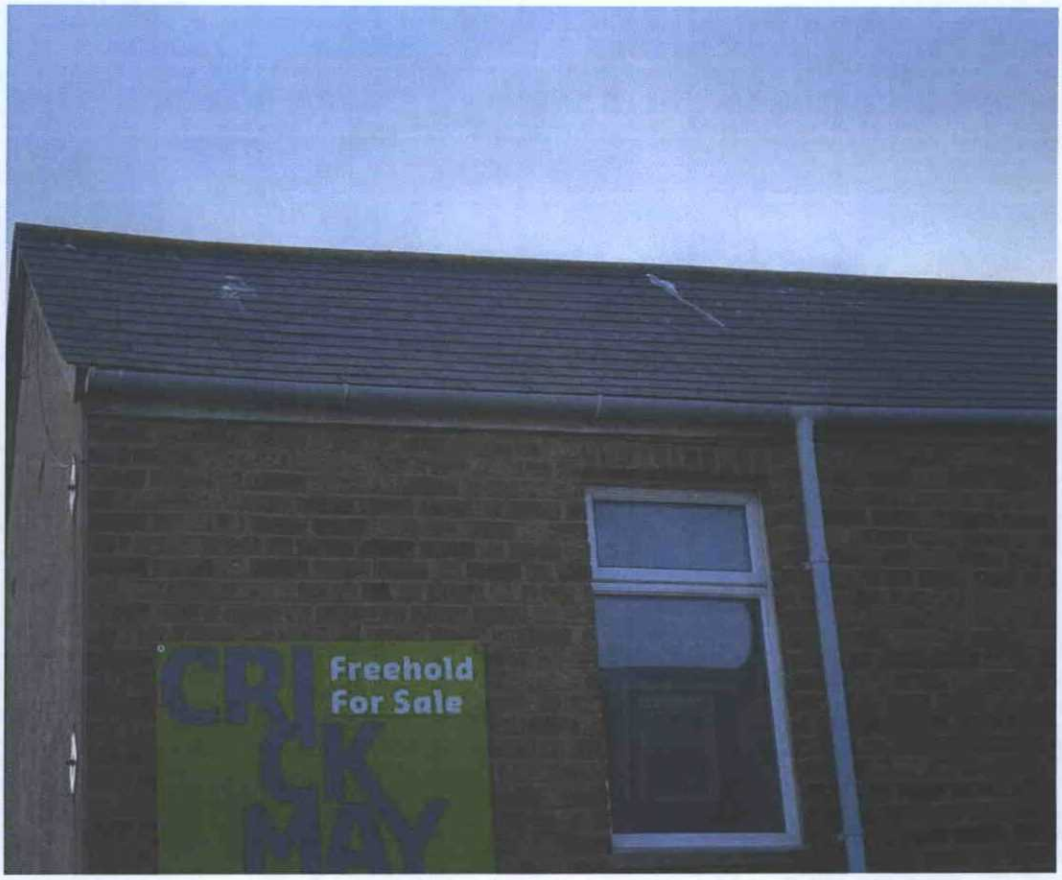
Site Address/Location:
5a Southview Road,
Southwick, BN42 4TW.

Material:
1. Insulation board
2. Cement
3. Paper
4. Textile
5. Lagging
6. Spray coating
7. Textured plaster
8. Vinyl composite
9. Timber
10. Plastic
11. Ceramic
12. Plasterboard
13. Brick
14. Other (specify)

Element:
1. Ceiling
2. Wall
3. Floor
4. Soffit
5. Boiler
6. Chimney
7. Pipe work
8. Flue
9. Rainwater
10. Door
11. Roof
12. Skilling
13. Window
14. Other (specify)

General views of the building	Plasterboard/brick/concrete	Material type	Element 1, 2 & 3	Extent LO	Product type -	Damage/ deterioration -	Surface treatment -	Asbestos type -	Risk assess -	Risk category -	Sample/picture No's samples taken 1-12 pictures
Sample Location:											

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Survey Analysis Result Sheet



Sample No:	CS2975- No sample taken **Picture 1**
Survey Date:	4th November 2014
Location:	5a Southview Road, Southwick, BN42 4TW
Position:	External perimeter, front elevation, general view
Component:	Slate roof/brick walls/timber facia/plastic rainwater goods
Condition/ Protection:	Fair
Accessibility:	Low
Analysis Result:	-
Risk Code:	-
Recommended Action:	No further action required

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Survey Analysis Result Sheet



Sample No:	CS2975– No sample taken	**Picture 2**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	Ground floor front entrance	
Component:	Timber door	
Condition/ Protection:	Fair	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	

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Survey Analysis Result Sheet



Sample No:	CS2975-No sample taken	**Picture 3**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	Ground floor entrance lobby	
Component:	Smooth plaster ceiling/solid walls/wood block floor	
Condition/ Protection:	Good	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	

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Survey Analysis Result Sheet



Sample No:	CS2975-No sample taken **Picture 4**
Survey Date:	4th November 2014
Location:	5a Southview Road, Southwick, BN42 4TW
Position:	Ground floor shower room and toilet
Component:	Smooth ceiling/ceramic tiled walls/wood block floor
Condition/ Protection:	Good
Accessibility:	Medium
Analysis Result:	-
Risk Code:	-
Recommended Action:	No further action required

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Survey Analysis Result Sheet



Sample No:	CS2975–No sample taken	**Picture 5**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	Ground floor	
Component:	Plasterboard ceiling/solid walls and floor	
Condition/ Protection:	Fair	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	

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Survey Analysis Result Sheet

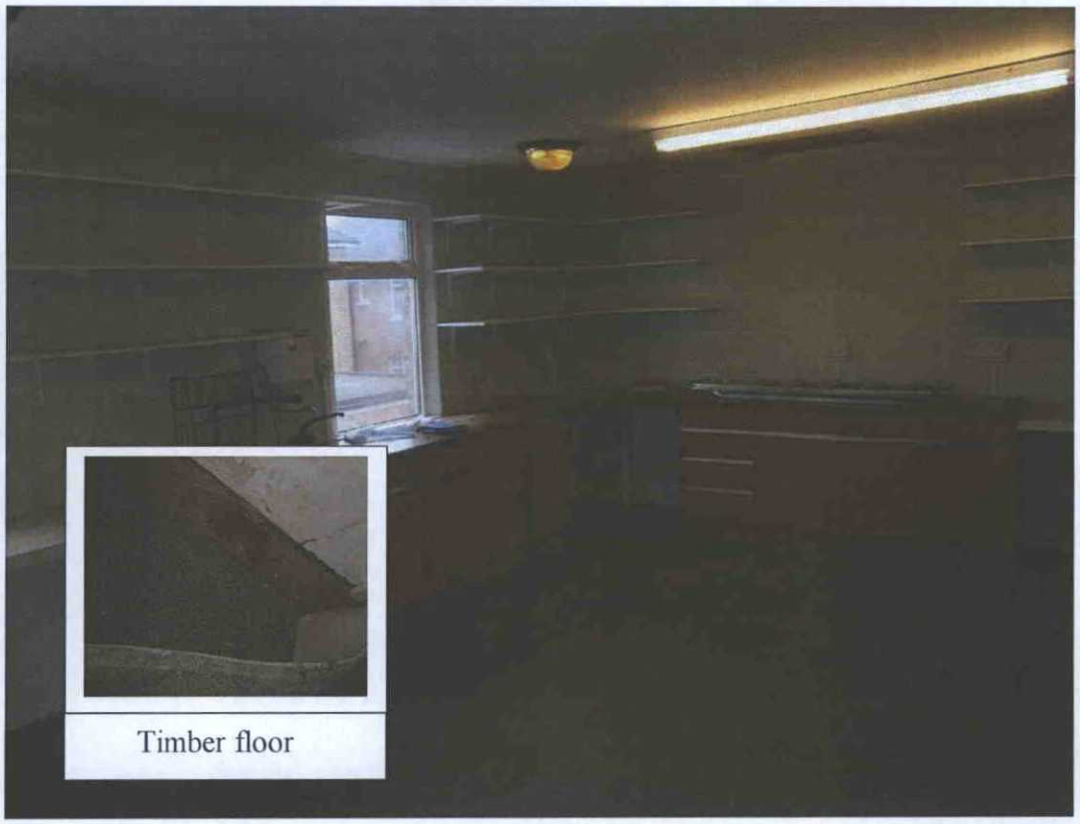


Sample No:	CS2975-No sample taken	**Picture 6**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	Electric intake	
Component:	Electrics modern	
Condition/ Protection:	Fair	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	



Sample No:	CS2975-No sample taken **Picture 7**
Survey Date:	4th November 2014
Location:	5a Southview Road, Southwick, BN42 4TW
Position:	Stair to first floor
Component:	Timber
Condition/ Protection:	Fair
Accessibility:	Medium
Analysis Result:	-
Risk Code:	-
Recommended Action:	No further action required

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Survey Analysis Result Sheet



Timber floor

Sample No:	CS2975-No sample taken	**Picture 8**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	First floor level	
Component:	Plasterboard ceiling/solid walls/timber floor	
Condition/ Protection:	Fair	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	

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Survey Analysis Result Sheet



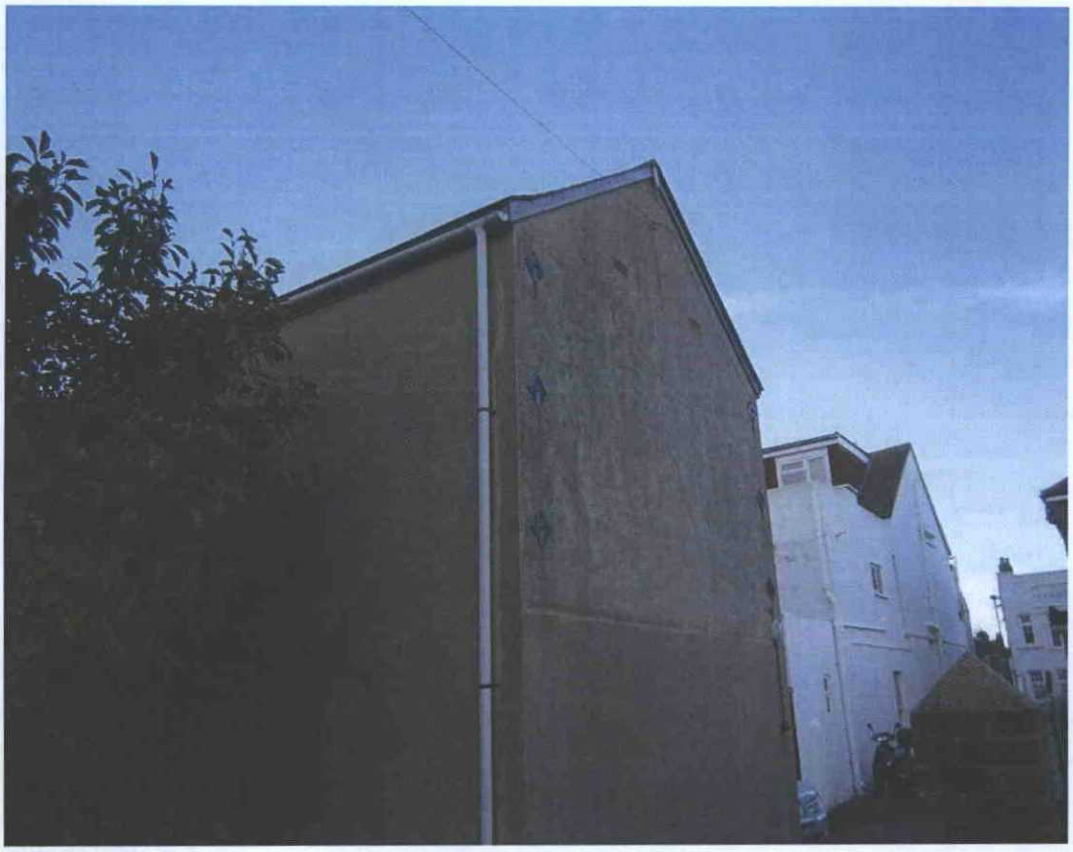
Sample No:	CS2975-No sample taken **Picture 9**
Survey Date:	4th November 2014
Location:	5a Southview Road, Southwick, BN42 4TW
Position:	Roof space
Component:	Timber structure/plasterboard ceiling
Condition/ Protection:	Fair
Accessibility:	Medium
Analysis Result:	-
Risk Code:	-
Recommended Action:	No further action required

ADL ENVIRONMENTAL LTD
Survey Analysis Result Sheet



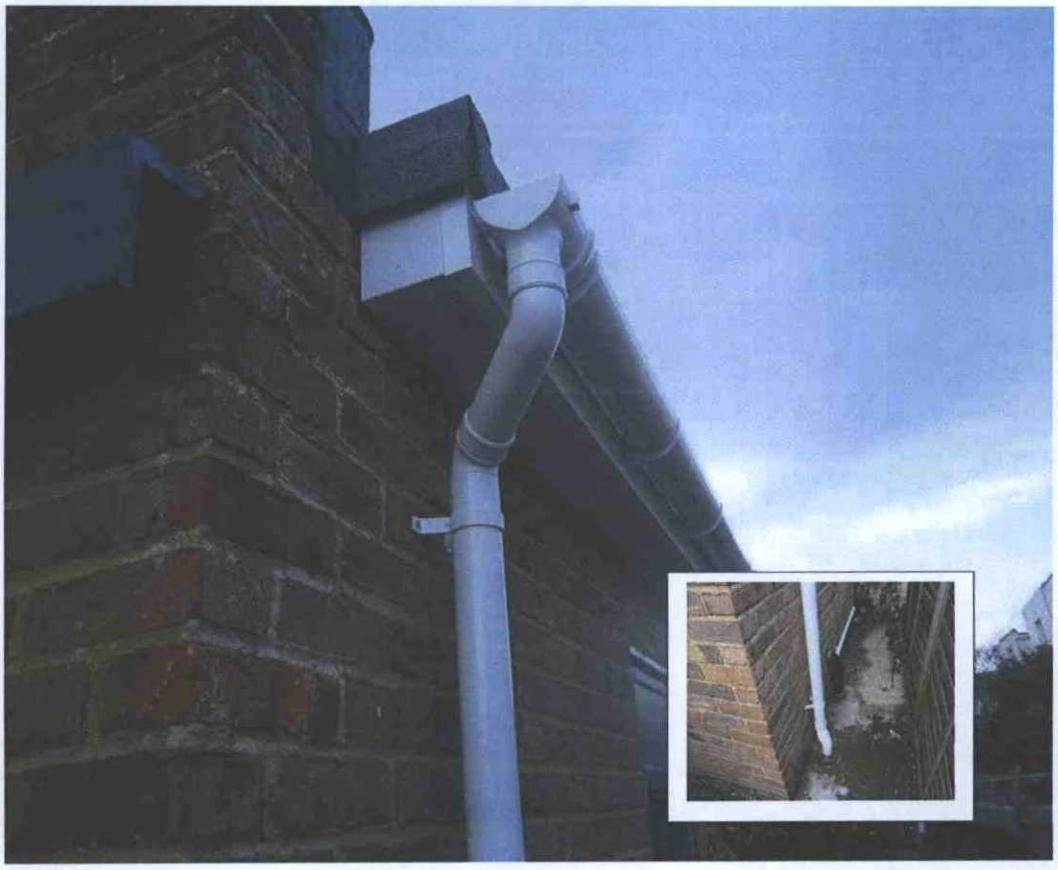
Sample No:	CS2975-No sample taken	**Picture 10**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	External perimeter general view	
Component:	Timber facia/brick wall	
Condition/ Protection:	Fair	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	

ADL ENVIRONMENTAL LTD
Survey Analysis Result Sheet



Sample No:	CS2975–No sample taken	**Picture 11**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	External perimeter general view	
Component:	Rendered walls/plastic rainwater goods	
Condition/ Protection:	Fair	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	

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Survey Analysis Result Sheet



Sample No:	CS2975–No sample taken	**Picture 12**
Survey Date:	4th November 2014	
Location:	5a Southview Road, Southwick, BN42 4TW	
Position:	External perimeter lobby and shower room extension	
Component:	Brick walls/plastic rainwater goods/facia/soffit	
Condition/ Protection:	Good	
Accessibility:	Medium	
Analysis Result:	-	
Risk Code:	-	
Recommended Action:	No further action required	