



Airsafe Surveys Ltd

# Demolition / Refurbishment Asbestos Survey Report

Comissioned By

Birtley House Group Ltd

Site Address

Basment Rooms

Birtley House

Birtley Road

Bramley

GU5 0LB

Survey Conducted

11<sup>th</sup> April 2015



**Survey Conducted By**

Surveyors: M. Huddleston

S. Bewick

**Report Production**

Report Prepared by: M. Huddleston

Date: 15<sup>th</sup> April 2016

Signature:



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Date: 15<sup>th</sup> April 2016

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Mr Andrew Porter  
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## 1.0 Executive Summary

Within the scope of this survey Asbestos Containing Materials (ACM's) have been identified. The incidence of asbestos and the actions recommended are summarised below.

Total number of suspect materials sampled                      **7**

Number of samples containing Asbestos                              **2**

Total Recommendations for:

- Remove    **2**
- Encapsulate, label & manage in-situ                                      **0**
- Label & manage in-situ    **0**
- Manage in-situ    **0**

Throughout the report the following colour coding is used.

<b>Red</b>	Laboratory analysis shows that <b>asbestos is present</b> in the recovered sample.
<b>Orange</b>	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is <b>considered likely that asbestos is present</b> .
<b>Green</b>	Laboratory analysis shows that <b>asbestos is not present</b> in the recovered sample (NADIS)

### **Asbestos Insulation (lagging / sprayed insulation)**

- B06 – Boiler Room Area Walls – Lagging Debris to Wall Area – Amosite (Brown) Asbestos + Chrysotile (White) Asbestos.

### **Asbestos Insulation Board**

- B07 – Basement Stairwell Panels – Insulation Board – Amosite (Brown) Asbestos.

### **Asbestos Cement Products**

- N/A

### **Asbestos Textile Materials**

- N/A

### **Asbestos Composite Materials**

- N/A

### **Materials found to be NADIS (no asbestos detected in sample)**

- B01 – Basement Panels to Ceiling – Supalux (New Fibre) Insulation Board.
- B02 – Basement Panels to Walls – Supalux (New Fibre) Insulation Board.
- B03 – Basement Loose Panels – Supalux (New Fibre) Insulation Board.
- B04 – Basement Panels to Ceiling – Supalux (New Fibre) Insulation Board.
- B05 – Basement Debris – Supalux (New Fibre) Insulation Board.

<b>Demolition / Refurbishment Asbestos Survey – Areas Accessed</b>	
<b>Area</b>	<b>Comments</b>
Roof	Part of the main house and not within the scope of works.
Loft Spaces	Basement area survey only. Loft area not included within the scope of works at this time.
Soffits	Basement area survey only. Loft area not included within the scope of works at this time.
Facias	Basement area survey only. Loft area not included within the scope of works at this time.
Rain Water Goods	Basement area survey only. Loft area not included within the scope of works at this time.
Flues / Cows	Metal.
Cavity Walls	Void areas within the basement level with hessian wrapped pipe work and bare pipe work.
Partition Walls	Brick and Insulation board behind plasterboard located to the staircase.
Ceilings	Lath and plaster, plasterboard with Supalux (New Fibre) Insulation Board panels to areas.
Window / Door Frames	Wooden doors and windows in the basement area – No suspicious materials detected.
Floor Voids	Solid slab floors throughout.
Concealed Risers / Voids	No suspicious materials detected.
Electrical Switchgear	Still live may contain Flash Guards.
Beyond Suspected / Known ACMs	Not Applicable.
Plant / Equipment	Man-made mineral fibre insulation to pipe work. Lagging debris to wall areas.
Locked Areas	Specific area survey. No works carried out to other areas within the house.

**Areas excluded from the scope of this survey**

- Voids beyond known or suspected asbestos containing materials were not accessed.
- Soil and land testing is not covered in the remit of this survey.
- All other areas located within the house not included within the scope of the specific works.

## **Background**

- 1.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.
- 1.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties, which, when inhaled can lodge in the lining of the lungs causing disease and death.
- 1.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and buildings throughout the UK.

## **Scope and Purpose**

- 1.4 Tim Whalley has commissioned Airsafe Surveys Ltd to undertake a Demolition / Refurbishment Asbestos Survey of The Basement Room, Birtley House, Birtley Road, Bramley, GU5 0LB. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's, as far as is reasonably practicable. This report provides a record and assessment of the extent and characteristics of ACM's. It is assumed that all ACMs identified will be removed to enable demolition / refurbishment, therefore priority assessment scores are not given.
- 1.5 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it cannot be ruled out that undiscovered ACMs may be present in inaccessible areas due to the way that ACMs were used during construction. Therefore we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should any suspect material become accessible during the course of any demolition / refurbishment works.

## **Site Description & Survey Purpose**

The site is a basement level located within a brick, block and timber constructed care home. The purpose of the survey was to locate and identify any ACM's within the specific area prior to light refurbishment works.



## **Sources of Data**

### **Background Information**

- 1.6 No background information was available concerning the location of asbestos-containing materials within the buildings on the site.

### **Inspection, sampling and testing**

- 1.7 Airsafe Surveys Ltd carried out a visual inspection of the buildings. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.
- 1.8 Based on the findings of the visual inspection, representative bulk samples of materials suspected of containing asbestos were recovered. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264 (Asbestos: The Survey Guide), published by the Health & Safety Executive.
- 1.9 The recovered samples were subsequently examined by Airsafe Analytical Ltd (UKAS number: 4376) to establish their asbestos content, in accordance with their in-house procedures and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures), published by the Health & Safety Executive. The analysis certificate is presented in Appendix A.

## **Presentation of Findings**

### **Data Sheets**

- 1.10 A series of data sheets provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix B. The information in the data sheets is summarised in Appendix C.

### **Plans**

- 1.11 Asbestos location plans presented in Appendix D if supplied by client at the time of the survey, shows the locations of all materials found to contain Asbestos (ACM's). Additionally areas of no access, if applicable, will be highlighted on the plans.

## **Material Assessment Algorithm**

- 1.12 A material assessment algorithm for potential of fibre release has been carried out for all asbestos materials found, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. The method adopted is as described below;

Sample Variable	Score	Examples of scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
	3	Thermal insulation (e.g. pipe & boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.
Extent of Damage / Deterioration	0	Good Condition
	1	Low Damage
	2	Medium Damage
	3	High Damage
Surface Treatment	0	Composite materials (reinforced plastics, resins, vinyl tiles)
	1	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated), asbestos cement
	2	Unsealed AIB, or encapsulated lagging & sprays
	3	Unsealed lagging & sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
<b>Score</b>		<b>Potential to release fibres</b>
10 or more		High
7 – 9		Medium
5 – 6		Low
4 or less		Very Low

## **Control of Asbestos Regulations**

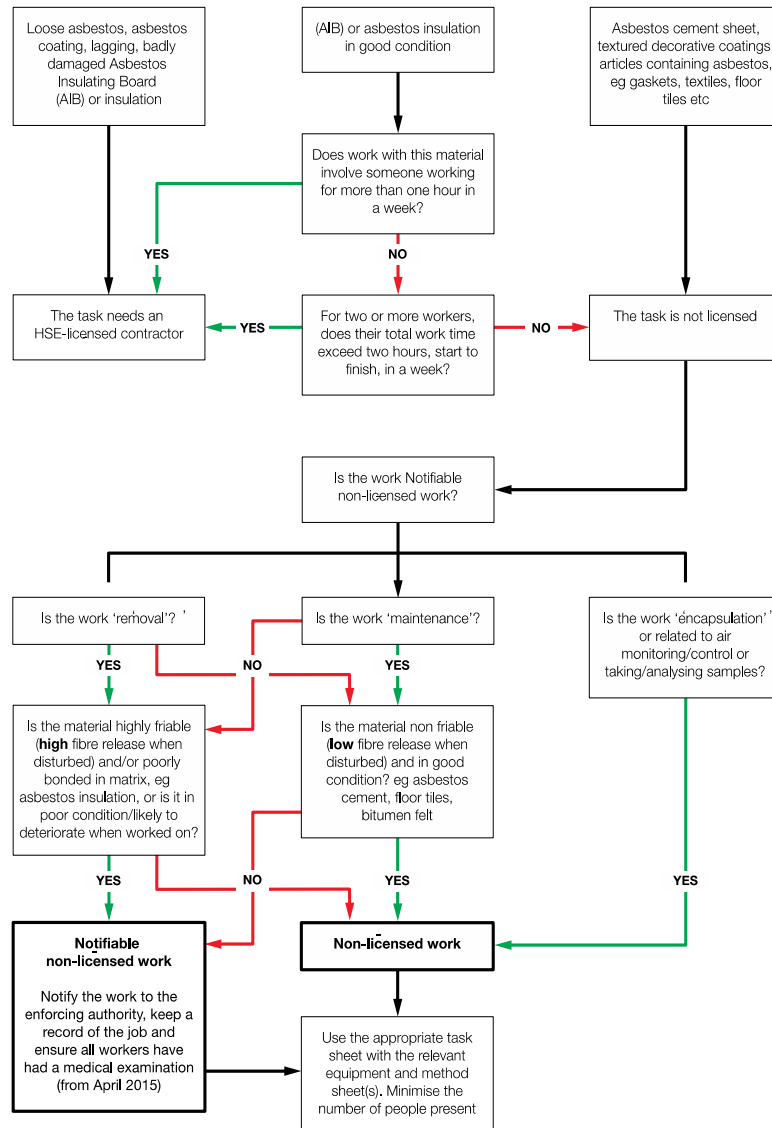
1.13 The Control of Asbestos Regulations 2012 (CAR) applies to most work situations involving risk of exposure to asbestos. CAR requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- If any remedial / removal works are required it should be determined whether the work is licensed, notifiable non-licensed or non-licensed. This has to be determined in each case and will depend on the type of work being carried out, the type of material and its condition (as shown in the decision flow chart below).
  - Some non-licensed work needs to be notified to the relevant enforcing authority.
  - Brief written records should be kept of non-licensed work, which has to be notified e.g. copy of the notification with a list of workers on the job, plus the level of likely exposure of those workers to asbestos. This does not require air monitoring on every job, if an estimate of degree of exposure can be made based on experience of similar past tasks or published guidance.
  - By April 2015, all workers / self-employed carrying out notifiable non-licensed work with asbestos must be under health surveillance by a Doctor. Workers who are already under health surveillance for licensed work need not have another medical examination for non-licensed work. BUT medicals for notifiable non-licensed work are not acceptable for those carrying out licensed work
- Make a written assessment of the risk of exposure from asbestos.
- The Regulations require mandatory training for anyone liable to be exposed to asbestos fibres at work. This includes maintenance workers and others who may come into contact with or who may disturb asbestos as well as those involved in asbestos removal work.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
  - Materials known or presumed to create a risk of exposure to asbestos is repaired or, if necessary removed.

- Materials known or presumed to contain asbestos, but which does not pose a risk of exposure, are maintained in a good state of repair.
- Information about the location and condition of materials known or presumed to contain asbestos are given to anyone likely to disturb them.

#### Decision flow chart

Use this simple flow chart to help you decide who needs to do the work:




## **2.0   REFERENCES**

- (1)   HSG264 Asbestos: The Survey Guide**  
*HSE Books*
- (2)   HSG248 Asbestos: The analyst's guide for sampling, analysis and clearance procedures.**  
*Methods for the Determination of Hazardous Materials, HSE Books*
- (3)   HSG227 A Comprehensive Guide to Managing Asbestos in Premises**  
*HSE Books*
- (4)   The Control of Asbestos Regulations 2012**
- (5)   Working with materials containing Asbestos**  
*Approved Code of Practice (CAR 2012)*

# Appendix A

Results of Laboratory Testing  
(Bulk Sample Identification Certificates)

## Certificate of Analysis

Job Number :	AA7343	Date :	12/04/16	Analyst :	AP
Name & Address of Client :			Site Address :		
Birtley House Group			Basement Room		
Birtley House			Birtley House		
Birtley Rd			Birtley Rd		
Bramley			Bramley		
Postcode :	GU5 0LB	Tel :	01483 892055	Postcode :	GU5 0LB
Date Samples Taken :	11/04/16	Certificate Number :	1 of 1		
Date Samples Received :	12/04/16	Total Number of Samples :	7		
Date of Analysis :	12/04/16	Clients Representative :	Tim Whalley		
<p>Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.</p> <p>All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.</p>					
AA Sample Reference	Client Sample Number	Sample Description / Material Type		Fibre Type Detected	
B01		Panels to Ceiling		NADIS	
B02		Panels to Walls		NADIS	
B03		Loose Panel		NADIS	
B04		Panels to Ceiling		NADIS	
B05		Board Debris		NADIS	
B06		Boiler Room – Wall Debris		AMOSITE CHRYSTOTILE	
B07		Basement Stairs Panel		AMOSITE	
<p>NADIS = No Asbestos Detected In Sample</p> <p>All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.</p>					
Authorised by :	A. Porter	Date :	12/04/16	Time :	1626
Signature :					
ISSUE NUMBER	6	DATE	DEC 2015		

*This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.*

# Appendix B

Data Sheets



Sample Ref:	B01	Location:	Basement Panels to Ceiling
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Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref:	B02	Location:	Basement Panels to Walls
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Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

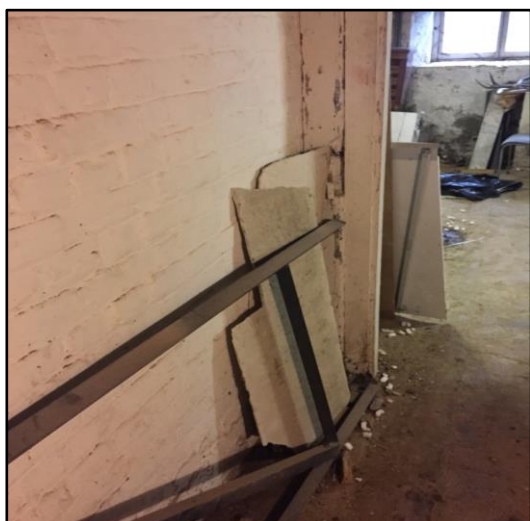
Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref:	B03	Location:	Basement Loose Panels
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Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref:	B04	Location:	Basement Panels to Ceiling
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Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref:	B05	Location:	Basement Debris
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Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref:	B06	Location:	Boiler Room Area Debris to Walls
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Material Sampled: Lagging

**Amosite (brown) Asbestos**

Analysis Result: **Chrysotile (white) Asbestos**

Approximate Quantity: Throughout

Product Type: **Thermal Insulations (lagging / sprayed)**

Condition: **Medium Damage**

Surface Treatment: **Unsealed Lagging**

Material Assessment Score: **9**

Remarks / Recommendations: **REMOVE**

An environmental clean of the walls is recommended by a licensed contractor.



Material Sampled: Insulation Board

Analysis Result: **Amosite (brown) Asbestos**

Approximate Quantity: 20 m²

Product Type: **AIB / Millboards / Textiles**

Condition: **Low Damage**

Surface Treatment: **Unsealed AIB / Encapsulated Lagging**

Material Assessment Score: **7**

Remarks / Recommendations: **REMOVE**

Removal prior to refurbishment works by a licensed Contractor. The Insulation Board is located behind the plasterboard.

# Appendix C

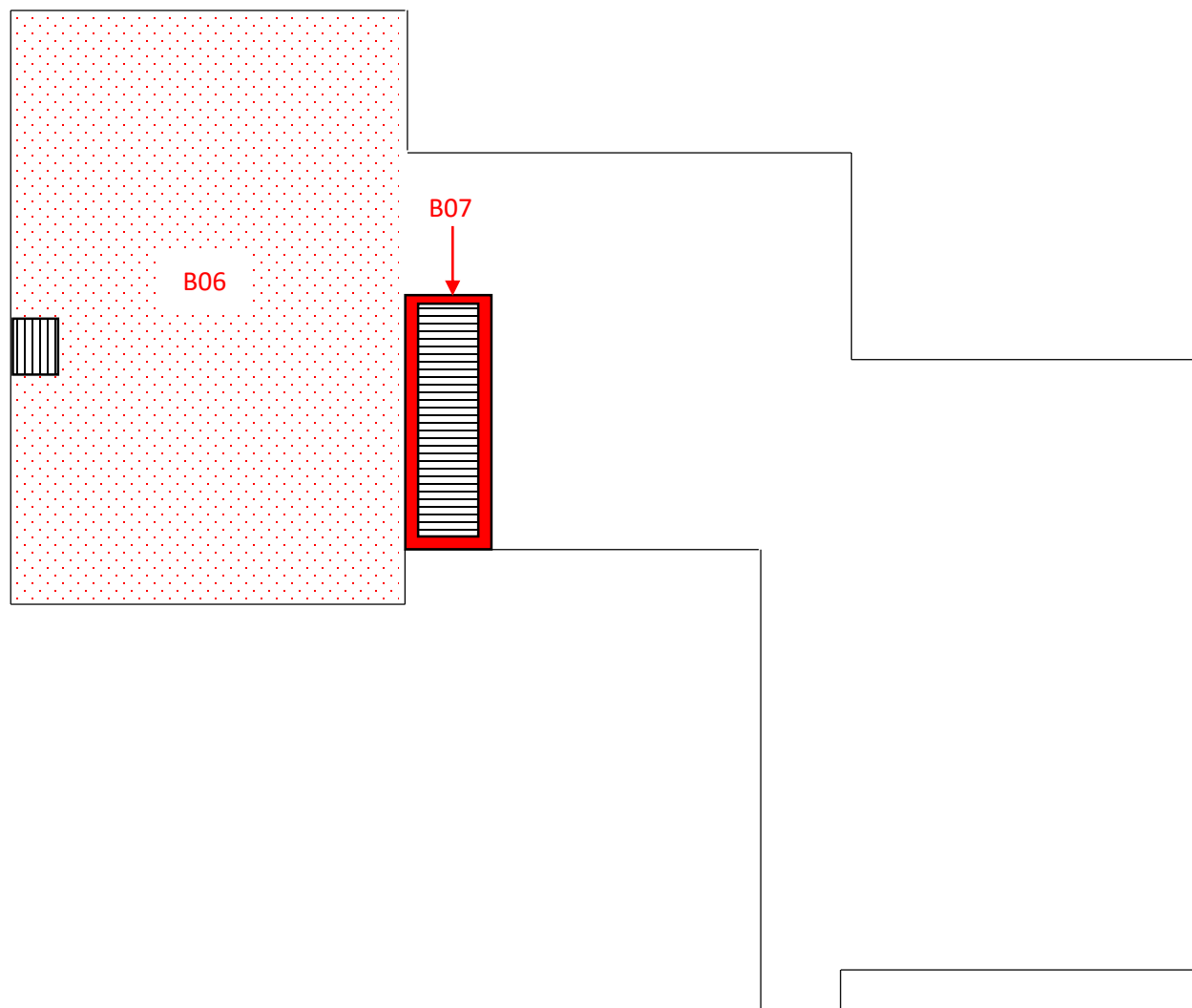
## Summary of Findings

No	Location	Material Sampled	Asbestos Content	Quantity
B01	Basement Panels to Ceiling	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A
B02	Basement Panels to Walls	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A
B03	Basement Loose Panels	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A
B04	Basement Panels to Ceiling	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A
B05	Basement Debris	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A
B06	Boiler Room Area Debris to Walls	Lagging	Chrysotile (white) Asbestos Amosite (brown) Asbestos	Throughout
B07	Basement Stairwell Panels	Insulation Board	Amosite (brown) Asbestos	20 m <sup>2</sup>

# Appendix D

## Asbestos Location Plan

**BASEMENT ROOMS, BIRTLEY HOUSE, BIRTLEY ROAD, BRAMLEY, GU5 0LB**



PLANS NOT TO SCALE