ASBESTOS SURVEY REPORT

4 NORTHGATE CHICHESTER WEST SUSSEX PO19 1BA



SURVEY CONDUCTED BY:

PHILIP WATERS TSASBESTOS FORUM HOUSE STIRLING ROAD CHICHESTER PO19 7DN

12 February 2016

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- General Site & Survey Information
- Survey Report & Material Assessments
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 - P402 Certificate

Introduction

TAKESTOCK was instructed to carry out a HSG 264 [2010] Management survey into the presence of asbestos containing material at 4 NORTHGATE CHICHESTER WEST SUSSEX PO19 1BA

the report will record:

- Identified, strongly presumed and presumed asbestos products.
- If a bulk sample has been taken identify the types of asbestos found.
- The approximate quantities and exact location of the asbestos containing materials.
- The ability for identified, strongly presumed and presumed asbestos containing materials to release fibres using the materials assessment algorithm as detailed in MDHS 100.

General

Name & address of the surveying organisation

TS Asbestos, Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN

Surveyor's name

Philip Waters conducted this survey. The report was checked by Sara Waters

Name & address of the client

WORKSPACE CHICHESTER ST JOHN'S HOUSE CHICHESTER WEST SUSSEX PO19 1UU

Date of Survey and report

The survey was conducted on the 11 February 2016

Purpose, aims and objectives of the survey.

The purpose of the survey was to assist the duty holder to comply with their obligation to manage any asbestos found in the premises.

The agreed aim was to present the data obtained in a way, which allows the duty holder to manage their asbestos risks.

The agreed objectives of the survey were to as far as reasonably practicable, identify and record:

- 1. The location, extent and product type of any suspected asbestos containing materials
- 2. Information about the accessibility, condition and surface treatment of presumed or identified asbestos containing materials.
- 3. The presumed or analysed asbestos type of suspect materials.
- 4. Recommended management action.

Areas included within the survey.

All areas known as: 4 NORTHGATE CHICHESTER WEST SUSSEX PO19 1BA

Areas excluded from the survey.

No areas were excluded from this survey.

Survey method used.

In accordance with HSG 264 $\left[2010\right]$ – Surveying, sampling and assessment of asbestos-containing materials.

Type[s] of survey.

This management survey is required as detailed in HSG 264 [2010].

Variations or deviations.

No material assessment would be undertaken of presumed, or strongly presumed asbestos unless the material is clearly visible.

Survey Report & Material Assessments.

Survey & sampling equipment.

In accordance with the survey risk assessment [Annex C]

Survey personnel.

The surveyor was Philip Waters.

Survey precautions.

The survey was conducted during normal working hours. Non – protected persons were advised not to enter the area whilst sampling was in progress.

SAMPLED MATERIAL

SAMPLE 1 BASEMENT COMMUNICATIONS ROOM

BOARDED UP DOORWAY [BOTH SIDES]





Sample 1			
Sample reference	NORTH 1		
Internal/external	INTERNAL		
Level	BASEMENT		
Product description	ASBESTOS MILL BOARD		
Amount	4 SQ MT		
Accessibility	USUALLY ACCESABLE, LIKELY TO BE DISTURBED		
Asbestos Type	AMOSITE / CHRYSOTILE		

Sample Reference	NORTH 1
Product type	2
Extent of damage/deterioration	1
Surface treatment	2
Asbestos type	2
TOTAL	7
MEDIUM POTENTIAL TO RELEASE FIBRES	

SAMPLE 2

BASEMENT STRONGROOM DOOR



Sample 2		
Sample reference	NORTH 2	
Internal/external	INTERNAL	
Level	BASEMENT	
Product description	ASBESTOS MILL BOARD	
Amount	2 SQ MTS	
Accessibility	USUALLY ACCESABLE, LIKELY TO BE DISTURBED	
Asbestos Type	AMOSITE / CHRYSOTILE	

Sample Reference	NORTH 2
Product type	2
Extent of damage/deterioration	1
Surface treatment	2
Asbestos type	2
TOTAL	7
MEDIUM POTENTIAL TO RELEASE FIBRES	

NOTIONAL SAMPLE 3 – STRONGLY PRESUMED

MAIN FUSE FLASH BACK X 4



Sample 3			
Sample reference	NO SAMPLE TAKEN		
Internal/external	INTERNAL		
Level	BASEMENT		
Product description	PRESUMED RAW FIBRE		
Amount	MINIMAL		
Accessibility	USUALLY ACCESABLE, LIKELY TO BE DISTURBED		
Asbestos Type	STRONGLY PRESUMED AMOSITE / CHRYSOTILE		

SAMPLE 4

HOT WATER TANK INSULATION



Sample 2			
Sample reference	NORTH 2		
Internal/external	INTERNAL		
Level	1 ST FLOOR STAIR HEAD		
Product description	FIBRE		
Amount	2 SQ MTS		
Accessibility	USUALLY ACCESABLE, LIKELY TO BE DISTURBED		
Asbestos Type	NO ASBESTOS DETECTED		

RECOMMENDATIONS

Sample reference	Recommended action	Comments
NORTH 1	APPLY ASBESTOS BEWARE LABELS	MANAGEMENT PLAN MUST ADVISE INCOMING
	MAINTAIN ASBESTOS REGISTER	TRADESMEN OF LOCATION OF THE ASBESTOS
	ENCAPLULATE WITH SUITABLE PAINT	

Sample reference	Recommended action	Comments
NORTH 2	APPLY ASBESTOS BEWARE LABELS	MANAGEMENT PLAN MUST ADVISE INCOMING
	MAINTAIN ASBESTOS REGISTER	TRADESMEN OF LOCATION OF THE ASBESTOS
	ENCAPLULATE WITH SUITABLE PAINT	

ASBESTOS REGISTER

Sample	Location	Material	Quantity
Reference			
NORTH 1	BASEMENT COMMS	ASBESTOS MILL	4 SQ MT
	ROOM DOOR BLANK	BOARD	
Date analysed	Asbestos Type	Material	Action
		assessment	
12.2.16	AMOSITE /	7	PAINT / MANAGE
	CHRYSOTILE		

Sample Reference	Location	Material	Quantity
NORTH 2	BASEMENT STRONG ROOM DOOR	ASBESTOS MILL BOARD	2 SQ MT
Date analysed	Asbestos Type	Material assessment	Action
12.2.16	AMOSITE / CHRYSOTILE	7	PAINT / MANAGE

Sample Reference	Location	Material	Quantity
NORTH 3	MAIN FUSE BOARD	STRONGLY PRESUMED AMOSITE / CHRYSOTILE	MINIMAL
Date analysed	Asbestos Type	Material	Action
N/A	AMOSITE / CHRYSOTILE	N/A	MANAGE



Certificate of Training

Awarded to

PHILIP ALAN WATERS

who has attended

BOHS P402 Buildings Surveys & Bulk Sampling for Asbestos Course

January 2004 Core guided learning hours 21 IOSH points 10

Training Director

A.R. Cullen Certificate No. 3329

Approved by CITB (CONSTRUCTION INDUSTRY TRAINING BOARD)

APPENDICIES

A. Survey Caveat

B. Survey Risk Assessment

C. HSG 264 [2010] Material Assessment

D. Asbestos Materials

APPENDIX A Survey Caveat.

This report is based upon a non-destructive inspection of an unfamiliar site.

2. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during other activities. For reasons set out in this report, the report cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

3. All sample collected on site have been analysed by an independent laboratory and the results detailed in this report.

4. Debris/residue from previous asbestos removal projects may well be present in some areas ie. Plant rooms, ducts, undercrofts etc.

It must be recognised that asbestos removal techniques have greatly improved over the years following the introduction of more stringent legislation laying down enforceable guidelines, e.g., The Control of Asbestos at Work Regulations 1987. Asbestos removal prior to the introduction of this regulation could not meet today's standards, and therefore debris/residue may be present beneath new coverings. General asbestos debris/residue does not form part of this survey,

however all good intentions are made for its discovery.

5. Where asbestos containing materials have been presumed/detected, it is possible that past degradation [or future deterioration] may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of Airborne Fibre Monitoring and Swab Sampling techniques etc. being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction/visit and would be subject to further cost implications, unless originally instructed as part of the survey.

6. TS Asbestos cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report, nor can we be held responsible for any damage caused due to sampling procedures utilised during the course of the survey. Due to the nature and necessity of sampling for asbestos some residual risk is unavoidable, but will be limited to that necessary for the collection of sample[s].

Appendix B – Survey risk assessment

SITE	4 NORTHGATE CHICHESTER WEST SUSSEX PO19 1BA	Recommended action	Comments
ZONE			

Type of Risk		Type of Risk	
A: Tripping and/or slipping	0	I: Burning	0
B: Falling on site	0	J: Nuisance Dust	0
C: Falling objects	0	K: Noise	0
D: Personal injury	0	L: Cutting	0
E: Lifting	0	M: Other workers	0
F: Eye injury	0	N: Exposure to Asbestos fibres	1
G: Electric shock	0		
H: Chemical vapours or fumes	0		
Level of Risk			
0: No risk		3: High risk	
1: Possible risk		4: Very high risk	
2: Moderate risk			

AVAILABLE ACTIONS

TYP	ACTIO	В	DETAILS
Е	Ν	Y	
Α			
В			
С			
D			
Е			
F			
G			
Н			
I			
J			
K			
L			
Μ			
Ν			Correct PPE/RPE to be worn,
			Exclusion zone

- 1. Insignificant risk, No action.
- 2. Risk covered by regulations. No action.
- 3. Supply additional information and instructions.
 - 4. Additional training required.
 - 5. Prepare and implement new procedures.

APPENDIX C – HSG 264 [2010] material assessment

Parameters [categories]	Examples of scores	Score
Product Type [or debris from product type]	Asbestos-reinforced composites [plastic, resins, mastics, roofing felts, vinyl floor Tiles, semi-rigid paints or decorative finishes [Artex], asbestos cement etc,].	1
	Asbestos insulating board [AIB}, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes, woven textiles, asbestos paper & felt.	2
	Thermal insulation [e.g. pipe & boiler lagging] sprayed asbestos, loose asbestos mattresses and packing.	3

	Good condition: no visible damage	0
Extent of Damage		
/deterioration	Low damage: a few scratches or surface marks;	4
	broken edges on boards, tiles etc.	Ι
	Medium damage: significant breakage of materials or several small areas where material has been	
	Damaged revealing loose asbestos fibres.	2
	High damage or delamination of materials, sprays	
	& thermal insulation. Visible asbestos debris.	3

Surface treatment	Composite materials containing asbestos: Reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays and lagging, AIB [with exposed Face painted or encapsulated], asbestos cement Sheets etc.	1
	Unsealed AIB, or encapsulated lagging & sprays	2
	Unsealed lagging & sprays	3

	Chrysotile	1
Asbestos type	Amphibole asbestos excluding crocidolite	2
	Crocidolite	3

Asbestos type

- For identified ACM the score that equates to the analysis result is selected, if the item is more than one type of asbestos the highest score is used.
- Presumed and strongly presumed ACM are scored as though Crocidolite [3] unless analysis of similar materials shows a different asbestos type or unless there is a reasoned argument that another type of asbestos was always used.

The 4 scores are added together to produce a total. The total score can be compared with the Material table below.

Total Score	Material Assessment
2-4	Very low potential to release fibres
5-6	Low potential to release fibres
7-9	Medium potential to release fibres
10-12	High potential to release fibres

APPENDIX D – Asbestos Materials

The asbestos materials and products detailed below have differing compositions; therefore the friability [ease of fibre release] of each type of material is different. The material types shown below are listed in approximate descending order of friability and asbestos hazard.

Sprayed coatings & lagging:

These materials have asbestos content of up to 85%; they are in general the most friable of the ABM [asbestos based materials], and present a high risk of fibre release if damaged. Repair should only be considered if the damage to the material is minor, otherwise removal will be necessary. Accessible material, which is to remain in place, may require additional sealing or protection to avoid future damage. All work must be carried out by a licensed asbestos removal contractor, in accordance with the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board [3rd Edition].

Ropes, yarns, cloths & paper:

These products often have an asbestos content approaching 100% and may represent a hazard particularly when handled in large quantities. Removal of "unbonded" materials should only be undertaken by a licensed asbestos removal contractor following the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board [3rd Edition].

Insulating board & products:

Asbestos-insulating board [AIB] normally has an asbestos content of 15 to 40%. The risk of fibre release from insulating board is relatively low unless it has been damaged or the material is "worked on". The repair of small areas of damage is possible, and if the board has a raw surface, then it should be painted to seal it and prevent further damage and fibre release. If the damage is extensive, or the material is likely to be disturbed frequently, and then is should be removed by a licensed asbestos removal contractor, in accordance with the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board [3rd Edition].

Gaskets, brake pads etc.:

There are various forms of compressed fibre, rubberized or other polymer asbestos gaskets, seals and pads. In general, these products are "bonded materials" and are sealed within appliances where they are unlikely to release fibres.

Asbestos cement and products:

Asbestos cement products normally have asbestos content of 10 to 15%. Asbestos cement is unlikely to release fibres due to the density of the material, however, sawing, sanding or wire brushing this material is to be avoided. Painting may repair minor damage. It should be noted that "weathering" of external cement sheet would cause the surface to soften and become more friable. During removal, the cement material should be wetted, and removed carefully without breaking the product; removal should be carried out in accordance with HSG 189/2, Working with Asbestos Cement, [2nd Edition].

Other products:

Other asbestos products include bitumen felts, vinyl flooring and tiles, plastics, paints, putties and sealants. These materials generally present a very low asbestos hazard because the asbestos fibre content is often relatively low, and the asbestos fibres are trapped within the matrix of the product and unlikely to be released. Appropriate care and precautions should be taken when "working on" or removing these products.

Report prepared by Philip Waters Philip Waters

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