HFS environmental

ASBESTOS MANAGEMENT & TESTING

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UKAS INSPECTION 415

UKAS TESTING 4026

Acclaim Accreditation

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BUILDER'S PROFILE

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415

SURVEY TYPE:

Demolition

PREPARED FOR:

Ealing Council

Site address: Recreation Road Garages, Southall, UB2 5PE

Report Number	Report Issue Number	Date of Issue
S-21632-70-001	01	19/12/2024

Reviewed by:	Scott Newberry

	Risk Level	Quantity
	High	0
	Medium	0
	Low	0
	Very Low	0
	Inaccessible	1

Contents

1. General Site and Survey Information	
Name and Address of Organisation:	Ealing Council - 2 sites in ealing
Commissioned by:	Esra Abd Elrahman
Survey Site Address:	Recreation Road Garages, Southall, UB2 5PE
Survey Type:	Demolition
Survey Date/s:	11/12/2024
Surveyor/s Name:	David Peck
Age and Nature of Building/Structures:	Circa 1900's
Construction Type:	Conventional
Building use:	Garages
Survey Methods Used:	Documented in-house technical procedures and HSG264 (Second Edition 2012) Asbestos: The Survey Guide.

2. Agreed Scope of work	
Purpose of the survey:	For demolition purposes
Survey scope description:	Demolition survey to garages
Description of the areas surveyed:	Garages
Site sector:	Commercial basic
Agreed exclusions:	Yes - Only 2 garages could be accessed, additional surveying required prior demolition works

The scope of works has been determined based on information provided by the client & a desk top study / site visit. This has been agreed by the client via acceptance of the quotation document.

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Should the extent of the proposed works be modified or extended to require demolition or refurbishment in areas not mentioned above, then additional survey work should be commissioned, particularly where the fabric of the building may be affected. Additional limitations may affect the validity of this report, and additional works may be required in order to ensure the report is fit for purpose.

3. Executive Summary

The Demolition Survey has been carried out in accordance with HFS Environmental Ltd accredited procedures, based on the Health and Safety Executive (HSE) Guidance Note HSG 264 "Asbestos - The Survey Guide". In accordance with HSE guidance, any areas or spaces stated within the scope of this survey that have not been inspected, should be presumed to contain suspect material until proven otherwise.

Within the scope of this survey, no asbestos containing materials (ACM) have been identified. The tables below only show where asbestos has been identified, areas of no-access & limitations are reported in section 3.2.

Surveyors' comments & conclusions
The survey has been carried out as far as reasonably practicable in accordance with current guidance and the clients survey instruction.

3.1 Executive Summary

Asbestos Materials Identified

High Risk Materials (A - score 10 or more)

Building	Area Number	Room Use	Assessment Number	Item	Product Type	Asbestos Type	Extent	Material Score	Risk Category	Recommended action
Garages	G.03	All other garages	-	-	-	-	-	10	A	Area or Item not fully accessible at time of Survey. Please refer to section 3.2

Medium Risk Materials (B - score 7 - 9)

Building	Area Number	Room Use	Assessment Number	Item	Product Type	Asbestos Type	Extent	Material Score	Risk Category	Recommended action

Low Risk Materials (C - score 5 - 6)

Building	Area Number	Room Use	Assessment Number	Item	Product Type	Asbestos Type	Extent	Material Score	Risk Category	Recommended action

Very low Risk Materials (D - score 4 or less)

Building	Area Number	Room Use	Assessment Number	Item	Product Type	Asbestos Type	Extent	Material Score	Risk Category	Recommended action

3.2 Executive Summary

Access & Limitations

No access

Building	Location	Room Use	Reason For no Access
Garages	G.03	All other garages	No keys available for owned garages - all padlocked

Limited access

Building	Location	Room Use	Reason For Limited Access

4. Revision Record

Revision Number	Reason for revision
1	

5. Introduction

At the request of Ealing Council a Demolition Survey has been carried out by HFS Environmental Ltd, to the specified areas stated within section 2.0 at Recreation Road Garages, Southall, UB2 5PE.

The survey was carried out in a professional manner by experienced personnel. The extent of the inspection was as thorough as was reasonably practicable and was bound only by the exclusion of areas deemed entirely unfeasible or unsafe to access, or a specific request from the client. Any such areas are clearly stated in this report.

HFS Environmental Ltd were instructed by to:

1. To undertake a Demolition Survey as defined in HSE document HSG264 (Second Edition 2012) Asbestos survey guide.
2. To inspect and sample any accessible installations/materials suspected of containing asbestos and to analyse these for asbestos type.
3. To provide a report detailing the locations of any asbestos confirmed or presumed to contain ACM during the survey, its condition, risk assessment and any recommendations for further action.
4. To include within the report, site plans and photographs of all materials known or presumed to be containing asbestos.

The scope of this survey relates only to the premises / areas stated within section 2.0 only and does not include any form of investigation to the land on which the building is situated unless specified above.

The purpose of a Demolition Survey is to locate and describe, as far as reasonably practicable, all asbestos materials in the defined survey area via destructive and intrusive inspection methods as necessary. The survey will aim to gain access to all areas, including those that may be difficult to reach.

The Demolition Survey should be carried out before major works are tendered, and must be provided to prospective designers and contractors so that asbestos risks can be addressed. The survey must be planned with arrangements in place to control the spread of debris including asbestos debris during destructive and intrusive access, and should only be carried out in unoccupied and vacated areas to minimise risk to occupants and/or the public.

Where suspected asbestos installations are found during the survey, it is not the policy of HFS Environmental Ltd to disturb this material in any way other than to take a sample. HFS Environmental Ltd cannot, therefore, take responsibility for the presence of asbestos behind an identified asbestos installation. Particular difficulties are associated with areas where ad-hoc alteration and refurbishment have previously been carried out and where asbestos may be hidden behind cladding materials. Asbestos is also frequently concealed within the fabric of buildings within sealed voids, as shuttering etc. It is therefore possible that further asbestos containing materials may be found, particularly during electrical rewiring, heating installations and other refurbishment or demolition works.

Whilst every effort to examine all materials during the course of the survey was made, where buildings are occupied or operational, or where the building structure is complex or structurally reinforced, it may prove difficult to adequately investigate all areas of the property or structure at the time of the initial survey, therefore, it is impossible at this stage to guarantee that all asbestos-based materials have been located. Some materials are commonly hidden within the fabric of buildings and may only come to light during refurbishment or demolition activities, therefore, Demolition surveys should be considered a process, and not a single event where all asbestos is identified and may require an additional visit If suspect materials are found at a later date as additional sampling is recommended.

The results of sample analysis refer specifically to the samples taken from the locations defined on the Certificate of Analysis. It is known that some materials can vary greatly in relatively short distances from sample points.

The scope of this survey relates only to the premises / areas inspected and does not include any form of investigation to the land on which the building is situated.

Section 6.0 shows materials sampled or observed along with photographs. Section 7.0 shows all location areas which were accessed and surveyed within the property. Any areas not included within this section should appear in the not accessed register.

HFS Environmental Ltd recommend that all ACM's identified during the survey within the areas of proposed works are removed prior to the commencement of the works. Any areas which are found to contain asbestos in poor condition should remain restricted pending removal works commencing and all personnel entering the building should be made aware of the presence of asbestos and take action not to disturb it.

It is recommended that the specific areas of no access highlighted should be presumed to contain ACMs unless proven otherwise. It is advisable that during the course of any further works, contractors or other relevant parties remain vigilant as a matter of course. If any suspect material is discovered, work should be stopped immediately, and the appropriate action taken.

HFS Environmental Ltd endeavor to provide a service complying with the International accreditation standards ISO 17020 and ISO 17025, for all aspects of asbestos surveying and material bulk sample analysis.

Before any survey is carried out, an initial walk around is conducted in order to establish the full extent of the site and location of site boundaries, also any health and safety risks present. In the absence of plans being provided, sketch plans of the site will be drawn up at this stage.

Surveyors have conducted a detailed visual inspection of all accessible areas of the site/premises for the presence of materials/installations suspected of consisting of, or likely to contain asbestos.

For all types of material, sampling locations will be chosen where the visible appearance of the material to be sampled is representative of the whole. Where possible, samples are taken in discrete locations, particularly within occupied sites.

All samples taken of homogenous commercial products (e.g. insulating boards/sheets, ceiling tiles, cement sheets/pipes, textiles, gaskets plastics, vinyl's, etc.) will be of the minimum size necessary to confirm the presence and composition of asbestos in the material under review.

Loosely bonded insulation or coatings are generally sampled using a coring tool. The number of samples taken will reflect the uniformity of the material under review, however, in order to keep disturbance of these materials to a minimum and reduce the risk of fibre release to the lowest level reasonably practicable, the minimum volume of samples is taken. Asbestos content or otherwise will be assumed to extend to all visually similar material.

Samples are taken with an appropriate hand tool with the minimum possible disturbance. Where the surveyor deems it appropriate the sample area is wetted with a fibre suppressant using a hand sprayer or wet injector, prior to taking the sample. When sampling insulation, coatings or low-density fibre boards, adjacent surfaces will be cleaned using wet wipes upon completion of sampling.

Immediately upon collection of the sample, it is placed inside a sealable polythene sample bag. This bag is sealed inside a second sample bag marked with a unique sample reference number and details of the

sample location, client, date and initials of the sampler. The area sampled is sealed with either 'Polyfilla', self-adhesive cloth backed ducting tape or paint sealed as appropriate.

Analysis of all samples was carried out by HFS Environmental Ltd in our UKAS accredited laboratory, utilising Polarised Light Microscopy (PLM) in accordance with H.S.E. Document "Asbestos: The analysts' guide for sampling, analysis and clearance procedures", HSG248 Ed2 and in-house procedures.

The location abbreviation numbers and letters refer to areas inspected during the survey.

Area Location Key

G. = Ground Floor

B. = Basement

1. = 1st Floor

R. = Roof

L. = Loft

E. = External

M. = Mezzanine

Eg. 01.01 = 1st Floor area 1

The asbestos register and recommended actions detail all materials containing asbestos which are found to be present at the time of the survey. A number of these materials have been sampled and given an 'Assessment' Number. Materials identified as being visually similar to materials confirmed as containing asbestos (Strong Presumptions) are given an Assessment number with a suffix number referencing the sample that they are visually similar to.

Materials suspected of consisting of, or containing asbestos, that are not sampled or referenced to a sampled material, are classed as Presumptions, and given an Assessment number. The final Assessment types are 'Works Visuals', which are a visual observation of an area, item etc, used to confirm that no suspicious material was identified by the surveyor. Accompanying the Assessment numbers are details of the sample element, location, sample comments, sample analysis result, and approximate quantities.

This section provides additional detail and recommendations on the asbestos materials identified, also recommendations for the removal of each item should this be required.

This survey has included for the provision of Material risk assessments for the purpose of managing of ACM's to specified surveyed areas only until Refurbishment works commence.

Material risk assessments, based on the relative ability of each identified or presumed ACM to release fibres into the immediate environment, have been provided in Section 6.

Details of the scoring system utilised can be found in section 9 of this report.

A – Remove & replace

B - Encapsulate, label and manage in-situ

C - Minor works, Label and manage in-situ.

D - Label and manage in-situ.

E - No action required.

On Demolition surveys this score will be negated in favour of removal of the ACM.

HFS survey reports contain approximate estimations of quantities only and not specific or accurate measurements. Drawings are not to scale. Consequently, while these estimations may be used as a rough guide, they should not be used as the sole basis for pricing asbestos remediation works. Any third party contractor must always visit site and carry out its own assessment of quantities present prior to submitting its costs to the Client. HFS accepts no liability for costs incurred by the Client to any party as a result of relying on HFS surveyor's estimates in lieu of their own or contractor's measurements.

This report is given in good faith and shall not be given to any third parties without the express permission of HFS Environmental Ltd.

6. Material Risk Assessment

Assessment No: 01

Assessment Type: Sample

Intrusive Assessment: Yes

Area No: G.02

Building: Garages

Room Use: Garage 1

Room element	Door frame	
Asbestos Type	NADIS	
Item	Mastic to frames	
Product Type	N/A	
Extent of Damage/Deterioration	N/A	
Surface Treatment	N/A	
Extent	4M	
Accessibility	Medium	
Exposed Population	Residents	

Risk Score	0
Risk Category	E

Comments	
Recommendations	No action required

7. Asbestos Register

Area No	Assessment No	Area Use	Accessed Y/N	Assessment Type	Intrusive Sample Y/N	Element	Item	Product type	Asbestos type	Extent	Material Score	Total Category	Recommended Action
Building: Garages													
G.02	01	Garage 1	Y	Sample	Y	Door frame	Mastic to frames		NADIS	4M	0	E	No action required
G.03	-	All other garages	N	-	-	-	-	-	-	-	10	A	Area or Item not fully accessible at time of Survey. Please refer to section 3.2
G.01	-	Garage 8	Y	-	-	-	-	-	-	-	0	E	No suspicious materials identified

*NSMI = No suspicious materials identified **NADIS = No Asbestos Detected In Sample

8. Room observations

Area No	Building	Area Use	Accessed Y/N	Room Observations
G.01	Garages	Garage 8	Y	Floor - Concrete, Walls - Solid / Render, Brick, no accessible damp proof course, Ceiling - Corrugated metal sheets, Doors - Metal, External Areas - Plastic rainwater goods, Door frame - Wood, No full intrusive access to door frame to retain security of garage
G.02	Garages	Garage 1	Y	Floor - Concrete, no intrusive inspection to rubbish on the floor due to hygiene concerns, Walls - Solid / Render, no accessible damp proof course, Ceiling - Corrugated metal sheets, Doors - Metal, External Areas - Plastic rainwater goods
G.03	Garages	All other garages	N	

9. Material Assessment Algorithm

Sample variable	Score	Example of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, textured coatings, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards. tiles etc
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos 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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulation board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management as it will identify the materials which will most likely release airborne fibres if disturbed.

Four parameters used are:

- Product type
- Extent of damage
- Surface treatment

- Asbestos type

Each parameter is scored to give a total score between 2 and 12.

Materials with a score of 10 or more should be regarded as high risk with significant potential to release airborne fibres if disturbed.
Materials with a score between 7 and 9 are regarded as medium risk.
Materials with a score between 5 and 6 are low risk.
Materials with a score of 4 or less are very low risk.
Materials with a score of 0, no risk with respect to ACM.

Scores	Potential fibre release	Risk categories	Priority and recommendation
0	No risk	E	No action required
4 or less	Very low risk	D	Label & manage in situ
5 and 6	Low risk	C	Minor works, Label and manage in-situ
7 and 9	Medium risk	B	Encapsulate, label and manage in-situ
10 or more	High risk	A	Remove in accordance with current regulations

Note: The final risk categories may not always reflect the priority and recommendations.

Note: Where a category is E, no action required, if refurbishment or demolition is planned for that area then a Refurbishment/Demolition Survey would be required before works start.

HFS environmental

UKAS TESTING

4026

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Analysis Report No: 030807BC
Report Date: 18/12/2024
Date Samples Taken: 11/12/2024
Client Reference: 21632
Sampled By: HFS
Date Samples Received: 17/12/2024
No of Samples: 1
Analyst Name: DD
Date of Analysis: 18/12/2024

CLIENT:	Ealing Council -
ADDRESS:	Ealing council, 14 Uxbridge Rd, London, W5 2HL
SITE ADDRESS:	Recreation Road Garages

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using HFS Environmental Ltd 'in house' method of transmitted / polarised lightmicroscopy and centre stop dispersion staining, based on HSE's HSG248.

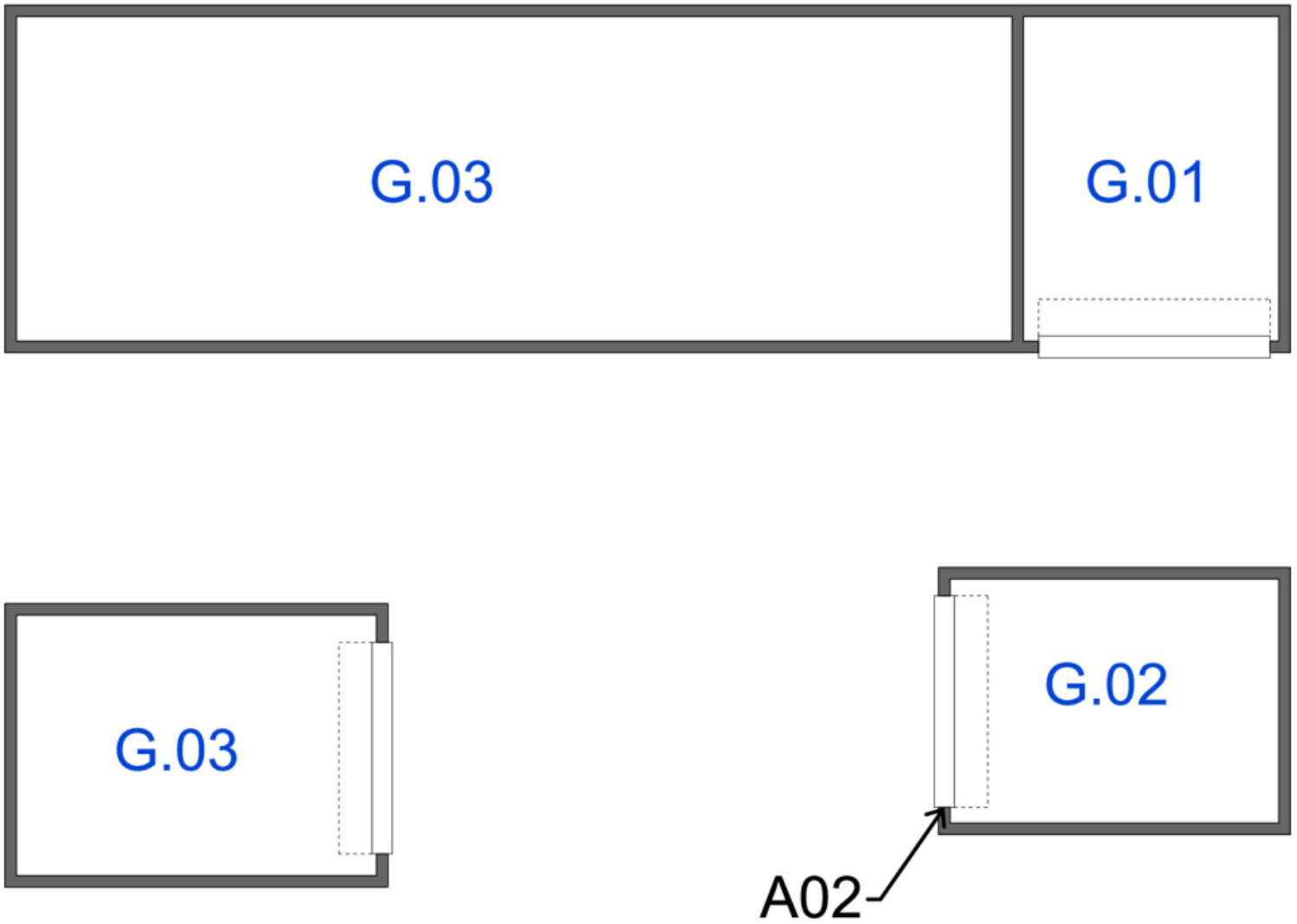
The following are outside the scope of our UKAS Accreditation:
Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264) Sample Locations/Details supplied by the client. (HFS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties) Material Type/Description. Any Interpretations or Opinions expressed in this Test Report Samples are retained for not less than 6months from date of analysis unless specifically requested otherwise. This report relates only to the samples tested. This report may not be reproduced without prior approval of the laboratory.

SAMPLE NO.	LAB REF No.	SAMPLE LOCATION & DESCRIPTION	SAMPLE TYPE	ASBESTOS FIBRE TYPES
A-01	SA0112583	Mastic	Mastic	Asbestos not detected
End of report				

*__NADIS__ = No Asbestos Detected In Sample
*__Three Common Asbestos Fibre Types:__ Crocidolite = Blue Asbestos; Amosite = Brown Asbestos; Chrysotile = White Asbestos
*__Three Uncommon Asbestos Fibre Types:__ Actinolite; Tremolite and Anthophylite

Authorised Signatory:

Position: Laboratory Analyst
Print Name: David Davies



Site: Recreation Road Garages, Southall, UB2 5PE Client: Ealing Council Survey Type: Demolition Plan NOT to scale

A - Assessment Number Identified ACMs No Access Presumed ACMs Negative Assessment

References

List of relevant asbestos related legislation and Guidance Documents

Health and Safety at Work Act 1974
https://www.hse.gov.uk/legislation/hswa.htm

Control of Asbestos Regulations 2012
https://www.hse.gov.uk/asbestos/regulations.htm

Management of Health and Safety at Work Regulations 1999 (as amended)
https://www.legislation.gov.uk/uksi/1999/3242/contents/made

Construction (Design and Management) Regulations 2015
https://www.legislation.gov.uk/uksi/2015/51/contents/made

Managing & working with asbestos L143
https://www.hse.gov.uk/pubns/priced/l143.pdf

Introduction to Asbestos Essentials
https://www.hse.gov.uk/pubns/guidance/a0.pdf

Asbestos: The Survey Guide (2012)
https://www.hse.gov.uk/pubns/priced/hsg264.pdf

Asbestos: The analysts' guide for sampling, analysis, and clearance procedures
https://www.hse.gov.uk/pubns/priced/hsg248.pdf

Asbestos: The licensed contractors' guide (2006)
https://www.hse.gov.uk/pubns/priced/hsg247.pdf
