ORACLE SOLUTIONS

UKAS INSPECTION No. 4600

Asbestos Survey Report and Register



Survey Type:	**Asbestos Demolition Survey**
Site:	Wheel Farm Drive Garages, Romford, London, RM10 7AJ
Surveyor:	Ben James
Contract:	C23061-K
Survey Date:	29th March 2021
Report Date:	11th April 2021
Re-inspection Due:	29th March 2022
Client:	**Arcadis** Part 2nd Floor, Charter House, Cambridge, CB2 1LA

Oracle Solutions
Head Office: Unit 13 Henson Way,
Telford Way Industrial Estate, Kettering,
Northampton, NN16 8PX

Tel: 0844 800 0801
Email: mail@oracleasbestos.com
Web: www.oracleasbestos.com
Company Reg: 7798275

Contents

1.0 Introduction 3

2.0 Site Risk Assessment 4

3.0 Executive Summary 5

4.0 Material Risk Assessments 6

5.0 No Access Areas and Restrictions 8

6.0 General Site and Survey Information / Asbestos Register 10

Appendix A
Certificate of Bulk Analysis

Appendix B
Site Plans

1.0 Introduction

1.1 This report provides detailed information and results following an Asbestos Demolition Survey. The survey was carried out in full accordance with the 'Control of Asbestos Regulations 2012', HSG264 Asbestos: The Survey Guide, which is specific guidance for 'Surveying, sampling and assessment of asbestos containing materials' and HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures.

1.2 A demolition survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs (Asbestos Containing Materials) in the area where the demolition work will take place. The survey will be fully intrusive and involve destructive inspection as necessary, to gain access to all areas, including those that may be difficult to reach. A demolition survey may also be required in other circumstances, e.g., plant removal or dismantling.

1.3 There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing of ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g., removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed.

1.4 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as the asbestos removal may not take place for some time, the ACMs condition has been assessed so that materials can be managed.

1.5 Where sampling was carried out as part of the demolition survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos, they were considered to be representative of other similar materials used in the same way in the building. Representative samples are detailed within the survey results section of this report. Less homogeneous materials (e.g., different surfaces/coating, evidence of repair etc) required a greater number of samples to be collected.

1.6 Demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques are usually needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors.

2.0 Site Risk Assessment

2.1 Following an asbestos survey an overall assessment of asbestos containing material risk at this site has been calculated. The overall risk is based on the highest material risk as identified during the survey.

Colour:	Risk: Potential to release fibre if disturbed / Score	Site Assessment:
Red	High / 10+	
Yellow	Medium / 7–9	
Light Green	Low / 5-6	This site
Dark Green	Very Low / 1-4	
Grey	No ACMs Detected / 0	

2.2 If they are required, based on the material risk, then recommended actions to place asbestos containing materials in to a safe and manageable condition are contained within the 'Asbestos Register' section of this report.

2.3 Any recommendations are based on minimum requirements under 'The Control of Asbestos Regulations 2012'.

2.4 The current site assessment is **'Low'**. The identified asbestos containing materials were in a safe and manageable condition and as such this assessment is as low as can be reasonably attained without removal of the asbestos materials, which is not a requirement. However, where all asbestos containing materials are to be removed prior to demolition then the overall site assessment would be reduced to **'No ACMs Detected'**.

3.0 Executive Summary

3.1 The following table is an executive summary of asbestos containing materials which were identified during the survey. The 'Asbestos Register' section contains photographs, detailed comments, and recommendations for each item. Generally, all sites should show 'low' or 'very low' assessments, for identified asbestos products, in order for such materials to be considered safe and manageable.

Survey Overview

Current Material Risk	High	Medium	Low	Very Low

ID No / Sample No	Risk:	Room / Area:	Product Type:	Asbestos Type:	Extent:
BJ006 / Sample Referenced 02	Low	Block 17-21 External External	Corrugated Cement/1 - Unsealed	Chrysotile	= 120 Sq m
BJ002 / Sampled 02	Low	Block 13-16 External External	Corrugated Cement/1 - Unsealed	Chrysotile	= 50 Sq m
BJ004 / Sample Referenced 02	Low	Block 1-12 External External	Corrugated Cement/1 - Unsealed	Chrysotile	= 250 Sq m

4.0 Material Risk Assessments

4.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.

4.2 The following algorithm is a material assessment which identifies high risk materials, that is those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.

4.3 Under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2012', the duty holder is required to carry out additional assessments using this report together with their detailed knowledge of additional factors such as, i) use to which the location is put, ii) the occupancy of the area, iii) the activities carried on in the area; and iv) the likelihood / frequency with which maintenance activities are likely to take place. This additional assessment will form the basis of the required asbestos management plan.

4.4 The following tables contains examples of scores which are added together to calculate a total score of between 2 and 12. This total score forms the material assessment score.

Material Assessment Algorithm

Sample Variable	Score	Examples of scores
Product type: (or product debris)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints, or decorative finishes asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g., pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses, and packing.

Sample Variable	Score	Examples of scores
Damage extent: (or 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 fibres.
	3	High damage or delamination of materials, sprays, and thermal insulation. Visible asbestos debris.

Sample Variable	Score	Examples of scores
Surface treatment:	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.

Sample Variable	Score	Examples of scores
Asbestos type:	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

5.0 No Access Areas and Restrictions

5.1 Due to the destructive nature of an Asbestos Demolition Survey, all areas should (as far as is reasonably practicable) be accessed during this type of inspection. However, there are instances where areas cannot be accessed due to practicability and safety. The following section details areas which are not considered reasonable or practicable to access during this type of survey unless specifically detailed within the client's instruction and or survey quotation (i.e., breaking out of concrete, soft strip, part demolition etc.).

5.2 Further to the above it should be noted that where large areas of uniform materials are present, such as fixed ceilings, wall panelling and coverings (floor coverings, smoke screens, insulation, large areas of general debris or rubbish / waste etc.), it is not practicable to remove such materials completely for the purposes of inspection. Such removal would require a soft strip or major removal project and as such is outside the scope of an Asbestos Demolition Survey unless indicated as required (at the quotation stage) by the client. As such during the survey strategic areas are inspected within a suitable and reasonable number of areas for surveying purposes.

5.3 Therefore due consideration should be given to areas where 'rogue' asbestos materials may be hidden and potentially disturbed during any planned demolition works. In accordance with HSG264 Asbestos: The Survey Guide, it is recommended that all demolition works are assessed against the asbestos survey information and were deemed necessary additional inspections to identify asbestos containing materials are undertaken at the time of the works.

5.4 It is due to these normal access restrictions that under the 'Control of Asbestos Regulations 2012', all those undertaking work on or within areas where they could potentially come into contact with asbestos bearing materials, must have undergone sufficient asbestos awareness training. All work within such areas must proceed with caution and should any material be suspected of containing asbestos, all work must be stopped until required confirmation testing is carried out.

5.5 General access restrictions in accordance with the client's instruction:

- Electrical, water and gas installations
- Operational and non-operational equipment, machinery, and Plant
- Shuttering inside precast concrete floors
- Under or behind solid concrete or other structural solid construction requiring specialist equipment or tradesman.
- Wall, Floor, ceiling and other sealed / hidden risers / voids and rooms
- Additional buildings or structures outside the scope of the contracted survey
- Contaminated land, topsoil, or other surfaces to the external of the building outside the scope of the contracted survey
- Items within the property which do not form part of the fabric or structure
- Behind or beneath existing asbestos containing materials

5.6 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted.

No Access and Restrictions

Room / Area:	No access and restriction details:	Photo
Site 13 No Access to Internal of Garages	No access to the internal of all the garages due to still being privately owned and locked with no keys available.	

5.7 The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

6.0 General Site and Survey Information / Asbestos Register

6.1 The 'General Site and Survey Information' section contains all relevant information with regards to the site and general conditions at the time of the survey. This section also contains any additional and relevant information ('Special Notes') which may help the client when considering future management or removal of any identified asbestos containing materials.

6.2 The 'Asbestos Register' section contains all data collected during the survey. Each element is fully detailed with a material assessment, photograph, relevant comments, and recommendations.

6.3 Each asbestos register sheet has been given a unique location reference number which can be identified with a prefix of 'ID:' followed be a unique identifier e.g., 'ID: 001'. Each location can be referenced to the site plans which are contained within 'Appendix B'.

6.4 All recommendations are in accordance with The Control of Asbestos Regulations 2012 and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.

6.5 All elements have been assessed as follows:

Colour	Risk: Potential to Release Fibre if Disturbed / Score
Red	High / 10+
Yellow	Medium / 7–9
Light Green	Low / 5-6
Dark Green	Very Low / 1-4
Grey	No ACMs Detected / 0

General Site and Survey Information

Contract No:	Client:
C23061-K	Arcadis

Site:	Survey Date:
Wheel Farm Drive, RM10 7AJ	29 March 2021

Introduction:

Even where an Asbestos Demolition Survey returns results of 'No Asbestos Detected' all those undertaking works within areas to which this report refers, should confirm (which should be recorded by the client or 'duty holder') that they have read and understand the contents of the asbestos register sheets (and other associated sections of this report) and have made suitable assessments for any potential risks which may be pertinent to their work.

This asbestos register sheets should be read and used in conjunction with the 'No Access' and the 'Plans' sections of this report. Where no access areas are recorded or detailed it must be presumed that such areas contain asbestos bearing materials until proven otherwise. Prior to accessing or working within these areas, confirmation must be obtained through further detailed assessments or by carrying out Asbestos Refurbishment / Demolition Surveys.

Special Notes:

Special notes are to be read in conjunction with asbestos register sheets and provide further detailed information with regards to asbestos containing materials which were identified at the site during the survey

Site Overview:

The site comprised of concrete and brick-built garages. The site was unoccupied at time of survey.

Survey Scope:

The survey was an asbestos demolition survey. The survey was carried out in full accordance with HSG264: Asbestos: The Survey Guide. The survey included all accessible areas of the building.

A demolition survey was to be undertaken to the garages.

General Descriptions:

This document is an asbestos survey and is intended to provide the reader with specific detailed information on asbestos containing materials identified at the site.

Detailed asbestos information is located within the specific asbestos register sheets, which are located at the end of this section. The general descriptions have been compiled, and are intended, to aid in a general understanding of the locations and use of identified asbestos containing materials. The descriptions contain a basic site layout and general build information. The general descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

Building	Site 13
Floor	General Building Description
Surveyors Notes:	Floors comprised of concrete. Walls comprised of brick work and block work. Ceilings comprised of timber joists with corrugated cement ceiling panels. External areas and other construction details included timber garage doors and frame work, timber soffits, plastic and metal rainwater goods and down pipes, bitumen damp proof course.
Photos:	     

Asbestos Register sheet

Contract No: C23061-K	**Client:** Arcadis		**Location Ref ID:** BJ001
Site: Wheel Farm Drive, RM10 7AJ			**Survey Date:** 29/03/2021
Building:	Block 13-16		
Floor:	External		
Room Area:	External 099		
Description:	Bitumen Damp Proof Course		
Quantity:	= 50 Sq m		
Accessibility:	Easy		
Product Type:	1 - Bituminous Product		
Damage Extent:	2 - Medium damage		
Surface Treatment:	0 - Composite	**Re-inspection Due:**	N/A
Asbestos Type:	No Asbestos Detected	**Sample Ref:**	Sampled 01
Material Assessment:		**No Asbestos Detected**	

Comments:
Bitumen Damp Proof a course to low level of walls.

Recommendations:

No further action.

Asbestos Register sheet

Contract No: C23061-K	**Client:** Arcadis	**Location Ref ID:** BJ002
Site: Wheel Farm Drive, RM10 7AJ		**Survey Date:** 29/03/2021

Building:	Block 13-16		
Floor:	External		
Room Area:	External 099		
Description:	Corrugated Cement		
Quantity:	= 50 Sq m		
Accessibility:	Difficult		
Product Type:	1 - Cement Product		
Damage Extent:	2 - Medium damage		
Surface Treatment:	1 - Unsealed	**Re-inspection Due:**	29/03/2022
Asbestos Type:	1 - Chrysotile	**Sample Ref:**	Sampled 02
Material Assessment:		**Risk Score = 5 Low**	

Comments:
Corrugated cement roof sheets.

Recommendations:

Remove - The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation prior to demolition of the building.

Asbestos Register sheet

Contract No: C23061-K	**Client:** Arcadis		**Location Ref ID:** BJ003
Site: Wheel Farm Drive, RM10 7AJ			**Survey Date:** 29/03/2021
Building:	Block 1-12		
Floor:	External		
Room Area:	External 099		
Description:	Bitumen Damp Proof Course		
Quantity:	= 100 Sq m		
Accessibility:	Easy		
Product Type:	1 - Bituminous Product		
Damage Extent:	2 - Medium damage		
Surface Treatment:	0 - Composite	**Re-inspection Due:**	N/A
Asbestos Type:	No Asbestos Detected	**Sample Ref:**	Sample Reference 01
Material Assessment:		**No Asbestos Detected**	

Comments:
Bitumen Damp Proof a course to low level of walls.

Recommendations:

No further action.

Asbestos Register sheet

Contract No: C23061-K	**Client:** Arcadis	**Location Ref ID:** BJ004
Site: Wheel Farm Drive, RM10 7AJ		**Survey Date:** 29/03/2021

Building:	Block 1-12		
Floor:	External		
Room Area:	External 099		
Description:	Corrugated Cement		
Quantity:	= 250 Sq m		
Accessibility:	Difficult		
Product Type:	1 - Cement Product		
Damage Extent:	2 - Medium damage		
Surface Treatment:	1 - Unsealed	**Re-inspection Due:**	29/03/2022
Asbestos Type:	1 - Chrysotile	**Sample Ref:**	Sampled Reference 02
Material Assessment:		**Risk Score = 5 Low**	

Comments:
Corrugated cement roof sheets.

Recommendations:

Remove - The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation prior to demolition of the building.

Asbestos Register sheet

Contract No: C23061-K	**Client:** Arcadis		**Location Ref ID:** BJ005
Site: Wheel Farm Drive, RM10 7AJ			**Survey Date:** 29/03/2021
Building:	Block 17-21		
Floor:	External		
Room Area:	External 099		
Description:	Bitumen Damp Proof Course		
Quantity:	= 75 Sq m		
Accessibility:	Easy		
Product Type:	1 - Bituminous Product		
Damage Extent:	2 - Medium damage		
Surface Treatment:	0 - Composite	**Re-inspection Due:**	N/A
Asbestos Type:	No Asbestos Detected	**Sample Ref:**	Sampled Reference 01
Material Assessment:		**No Asbestos Detected**	

Comments:
Bitumen Damp Proof a course to low level of walls.

Recommendations:

No further action.

Asbestos Register sheet

Contract No: C23061-K	**Client:** Arcadis		**Location Ref ID:** BJ006
Site: Wheel Farm Drive, RM10 7AJ			**Survey Date:** 29/03/2021
Building:	Block 17-21		
Floor:	External		
Room Area:	External 099		
Description:	Corrugated Cement		
Quantity:	= 120 Sq m		
Accessibility:	Difficult		
Product Type:	1 - Cement Product		
Damage Extent:	2 - Medium damage		
Surface Treatment:	1 - Unsealed	**Re-inspection Due:**	29/03/2022
Asbestos Type:	1 - Chrysotile	**Sample Ref:**	Sampled Reference 02
Material Assessment:		**Risk Score = 5 Low**	

Comments:
Corrugated cement roof sheets.

Recommendations:

Remove - The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation prior to demolition of the building.

6.6 Where recommended, asbestos remedial works should be undertaken utilising the correct controls and in accordance with the Control of Asbestos Regulations 2012. All works should only be carried out by a competent asbestos contractor who holds suitable asbestos insurance. Additionally, prior to any work commencing on any asbestos containing material, an assessment should be made to determine the appropriate contractor required for the works. The assessment should identify if the works are licensed, notifiable non licensed or non-licensed. If the works are deemed as licensed, then a HSE licensed contractor will be required, and the works will be subject to a 14-day notification period to the local enforcing authority. If the assessment determines that the works are not licensed, then a suitable non licensed contractor may undertake the works. However, the assessment must also identify if the non-licensed works are notifiable. Notifiable non licensed works will be subject to notification to the local enforcing authority prior to works commencing. Should you require further advice regarding the licensed asbestos containing materials, notifiable non – licensed and non-licensed please contact our office for clarification.

6.7 It should be noted that although every effort has been made with regards to the accuracy of measurements recorded within this report, they should not be relied upon for the purposes of tendering. This report is an asbestos survey and is designed for asbestos management purposes only. As such this report should not be utilised for tendering and relied upon as a specification. All required works at this site should have a detailed specification compiled, during which extent and location should be detailed by participating contractors so as to avoid tender information disputes.

6.8 Prior to demolition, refurbishment or general maintenance / repair works commencing all contractors should review the asbestos register and confirm that they understand and are aware of any potential risks.

6.9 If works shall, or are likely too, disturb either identified asbestos containing materials or areas listed as previously being no access, then specialist advice should be sought before proceeding.

6.10 Irrespective of the Asbestos Demolition Survey results, should any person encounter material they suspect may contain asbestos or discover damage to previously identified asbestos containing materials in any area, specialist advice should be sought immediately.

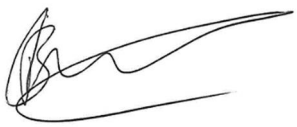
6.11 In accordance HSG264 Asbestos: The Survey Guide (*'It is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified, and this only becomes apparent during demolition itself'*) it is strongly recommended that during demolition, refurbishment, or alterations a suitably competent asbestos surveyor is present in the event of locating or uncovering any suspected or additional ACMs.

Signature 1: (Report Written By)



Ben Phillips
Framework Account Assistant

Signature 2: (Quality Check)



Ben James
Asbestos Consultant

Appendix A
Certificate of Bulk Analysis for Asbestiform Materials
Analysis was carried out utilising a UKAS accredited laboratory, accredited for testing in accordance with the ISO 17025 standard.

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/J051051

Client	Oracle Solutions Asbestos Ltd	**Attention**	Mark Carter
Client Address	Unit 13, Henson Way, Telford Way Industrial Estate, Kettering, Northamptonshire, NN16 8PX		
Site Address	Garage Site 13, Wheel Farm Drive, Romford, London		
Site Ref	C23061-K	**No. of Samples**	2

Date Received	06/04/2021	**Date of Analysis**	06/04/2021	**Report Issue Date**	06/04/2021

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. Reported results apply to samples as received. 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. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All samples will be retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS219565	S01	13-16 - External - 001 External	Bitumen Damp Proof Course	N.A.D.I.S
BS219566	S02	13-16 - External - 001 External	Cement Roof	Chrysotile

Fibre Type Detected Key

N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; **Amosite** = Brown Asbestos: **Crocidolite** = Blue Asbestos; **Actinolite, Anthophyllite & Tremolite** = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Jack Wood	Approved By	Morgan Croxford
Analyst Signatory		Approver Signatory	

Appendix B
Site Plans

ORACLE SOLUTIONS	**Client:** Arcadis **Site:** Garage Site 13 Wheel Farm Drive Garages Romford London RM10 7AJ	**Key:** Contains asbestos Not Accessed, presumed to contain asbestos	**Additional Information:** No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report. Each sampling point has a unique identifier (e.g. 12345) which can be used to refer to the individual asbestos register sheet for that location.
Contract No: C23061-K	**Scale:** Not to Scale		

