



S I L V E R D E L L

**Report For
English Partnership**

**Type 2 Asbestos Survey
Cane Hill Hospital
Coulsden
Surrey
CU5**

Silverdell Management Service LLP
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REPORT TYPE:	Type 2 – Standard Sampling Survey
SILVERDELL PROJECT No:	Y3303
No OF PAGES:	17
DRAWING NUMBERS:	N/A
SURVEY DATE:	18 th February 2008
SURVEYORS:	
REPORT ISSUE DATE:	6 th March 2008

	Name	Signature	Date
Report by:			6.3.2008
	Surveyor		
Checked by:			6/3/08
	Divisional Manager		

Unless specifically noted in the relevant observations sections, or specified in writing by the Client as a survey requirement, the following areas/materials cannot be inspected without significant damage to the building or its décor or without risk to the Safety and Health of the surveyors:

- Structural building fabric.
- Asbestos concealed by other asbestos materials.
- Fire Door internal materials.
- Electrical equipment, or other major plant and equipment, including any current insulation, cladding or boxing.
- Behind/between partition walls.

It is understood and agreed that no Survey can guarantee that all the asbestos present in a building has been identified and the Company shall only be liable for Financial Loss if there is a negligent misstatement in respect of those specific areas identified as having been tested and or investigated

3.2 **Material Assessment Criteria**

The following criteria are used to evaluate the Material Assessment for each item of asbestos identified in the report. These criteria follow guidelines in MDHS 100.

This assessment is not designed as a Risk Assessment as this is required to be assessed by the individual users of the information given herein, dependant upon their proposed activities within the building.

Sample variable	Score	Description
Product Type	1	Composite materials – Thermoplastic, Bitumen, Adhesives, Roofing Felt Cement and fully bonded products Artex and Decorative Coatings
	2	Insulating board, Mill Board Ropes, Textiles, Woven Products Paper CAF gaskets
	3	Insulation, Lagging, Sprayed Coatings
Damage Extent	0	Good Condition: No visible damage
	1	Low Damage: a few scratches or surface marks; broken edges to boards
	2	Medium Damage: significant breakage of materials or several small areas of damage where fibres are exposed
	3	High Damage: damage resulting in debris falling/forming or delamination of the material. Material debris
Surface Treatment	0	Composite materials containing asbestos
	1	Fully sealed
	2	Part Sealed
	3	Unsealed
Asbestos Type	1	Chrysotile only
	2	Amosite and other Amphiboles
	3	Crocidolite

Management of asbestos materials will involve labelling, prevention of unauthorised work or access to an area by use of a Permit to Work system, or similar.

In all cases of management, an overall Action Plan is required, which will involve regular inspection of condition and review of the recommendations.

3.3 Hazard Rating

The following ratings are used to give an assessment of the severity of the hazard posed by the identified asbestos materials. These can be used to prioritise the remedial action required. Timescales for completion of remedial works will be dictated by the activity related Risk Assessment, which will need to be assessed by the Duty Holder, using the information contained herein and the additional criteria including Occupancy and Maintenance activity, likelihood of disturbance by occupation/use and human exposure potential.

Material Assessment	Hazard Rating	Recommended Action
10 and above	High	Prevent access to area. Remove, encapsulate or enclose material. Air test area.
7-9 inc	Medium	Improve material condition by encapsulation or enclosing. Label and manage.
5-6 inc	Low	Encapsulate if un-sealed. Label and Manage.
2-4 inc	Very Low	Label and Manage

These ratings here are general and are a guideline only. And the full Risk Assessment will dictate the specific requirements and timescales (Priority Assessment).

Any Recommendations given, therefore are based only on the likelihood for fibre release if a particular ACM is disturbed.

3.4 Survey Methodology

All survey work is carried out in accordance with MDHS 100 and also in accordance with in-house Standard Operating Procedure 2 – Surveying Procedure.

Representative samples are collected for subsequent analysis using methods and procedures detailed in MDHS 100 and also in accordance with in-house Standard Operating Procedure 1 – Bulk Sampling Procedure.

Samples are analysed by a UKAS Accredited laboratory in accordance with HSG248.

Specific details of site procedures are given in Silverdell Management Services LLP Standard Surveying Procedures and the site specific Method Statement.

The report shall be read as a whole and no liability can be accepted if any information is taken in part from this report and interpreted outside the remit under which it has been undertaken and prepared. No reproduction of any part of the report shall be carried out without the prior consent of the instructing party or Client.

Any quantities quoted are approximate only and are not given for any use as part of a quantified tender package. Any persons using this report shall confirm the extent of any ACM that may specifically affect their work. No liability will be accepted where any quantities are used from this report.

4.0 AREA OBSERVATIONS

Building/Floor / Room	Area ID	Surveyor's Observations	Asbestos Present	Material Assessment Page No(s)
Cane Hill Hospital Tower Block First floor Tower Block	Area6453	Scaffolding to floor Solid brick walls Timber soffit Timber stairs Presumed residue to pipework running up wall	Asbestos Present	Pages: 10 - 11
Cane Hill Hospital Tower Block Second floor Tower Block	Area6454	Scaffolding to floor Solid brick walls Timber soffit Timber stairs CAF gasket to floor Y3303/2/001 Insulation to pipework running up wall Y3303/2/002 Insulation to pipework as Y3303/2/002	Asbestos Present	Pages: 12 - 16

5.0

MATERIAL ASSESSMENTS

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6453
Floor	First floor	Location ID	Loc15426
Room No	Tower Block	Position	Internal unoccupied
Description	Residue to pipework	Job Status	Surveyed
		Asbestos Present	Presumed

Asbestos Type	-	Amosite (brown)	Damage Extent	-	Medium Damage: Significant breakage of materials
Product Type	-	Insulation	Surface Treatment	-	Unsealed
Quantity	-	= 8 Lin M	Hazard Rating	-	10

Comments:	-	N/A
Recommendations:	-	Remove under fully controlled conditions.



Last Inspection Date	-	22 Feb 2008	Certificate No.	-	N/A
Next Inspection Date	-	N/A	Sample No.	-	N/A
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph No.	-	058

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6453
		Location ID	Loc15425
Floor	First floor	Position	N/A
Room No	Tower Block	Job Status	N/A
Description	General view of tower block	Asbestos Present	N/A

Asbestos Type	-	N/A	Damage Extent	-	N/A
Product Type	-	N/A	Surface Treatment	-	N/A
Quantity	-	N/A	Hazard Rating	-	0

Comments:	-	N/A
Recommendations:	-	N/A



Last Inspection Date	-	22 Feb 2008	Certificate N°.	-	N/A
Next Inspection Date	-	N/A	Sample N°.	-	N/A
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph N°.	-	040

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6454
		Location ID	Loc15431
Floor	Second floor	Position	N/A
Room No	Tower Block	Job Status	N/A
Description	View of soffit/floor above	Asbestos Present	No

Asbestos Type	-	N/A	Damage Extent	-	N/A
Product Type	-	N/A	Surface Treatment	-	N/A
Quantity	-	N/A	Hazard Rating	-	0

Comments:	-	N/A
Recommendations:	-	N/A



Last Inspection Date	-	22 Feb 2008	Certificate No.	-	N/A
Next Inspection Date	-	N/A	Sample No.	-	N/A
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph No.	-	049

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6454
		Location ID	Loc15429
Floor	Second floor	Position	Internal unoccupied
Room No	Tower Block	Job Status	Surveyed
Description	Insulation to pipework running up wall	Asbestos Present	Yes

Asbestos Type	-	Chrysotile (white) Crocidolite (blue)	Damage Extent	-	High Damage: Or delamination of material
Product Type	-	Insulation	Surface Treatment	-	Part Sealed
Quantity	-	= 8 Lin M	Hazard Rating	-	11

Comments:	-	N/A
Recommendations:	-	Remove under fully controlled conditions.



Last Inspection Date	-	22 Feb 2008	Certificate N°.	-	LAB112625
Next Inspection Date	-	N/A	Sample N°.	-	Y3303/2/002
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph N°.	-	052

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6454
		Location ID	Loc15428
Floor	Second floor	Position	Internal unoccupied
Room No	Tower Block	Job Status	Surveyed
Description	Insulation to pipework running up wall	Asbestos Present	Yes

Asbestos Type	-	Chrysotile (white) Crocidolite (blue)	Damage Extent	-	High Damage: Or delamination of material
Product Type	-	Insulation	Surface Treatment	-	Part Sealed
Quantity	-	= 8 Lin M	Hazard Rating	-	11

Comments:	-	N/A
Recommendations:	-	Remove under fully controlled conditions.



Last Inspection Date	-	22 Feb 2008	Certificate No.	-	LAB112625
Next Inspection Date	-	N/A	Sample No.	-	as Y3303/2/002
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph No.	-	050

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6454
		Location ID	Loc15427
Floor	Second floor	Position	N/A
Room No	Tower Block	Job Status	N/A
Description	General view of tower block	Asbestos Present	N/A

Asbestos Type	-	N/A	Damage Extent	-	N/A
Product Type	-	N/A	Surface Treatment	-	N/A
Quantity	-	N/A	Hazard Rating	-	0

Comments:	-	N/A
Recommendations:	-	N/A



Last Inspection Date	-	22 Feb 2008	Certificate N ^o .	-	N/A
Next Inspection Date	-	N/A	Sample N ^o .	-	N/A
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph N ^o .	-	042

MATERIAL ASSESSMENT RECORD

English Partnership			
Building	Cane Hill Hospital Tower Block	Area ID	Area6454
		Location ID	Loc15430
Floor	Second floor	Position	Internal unoccupied
Room No	Tower Block	Job Status	Surveyed
Description	CAF gasket to floor	Asbestos Present	Yes

Asbestos Type	-	Chrysotile (white)	Damage Extent	-	Good Condition: No Visible Damage
Product Type	-	CAF Gaskets	Surface Treatment	-	Composite materials containing asbestos
Quantity	-	= 1 Units	Hazard Rating	-	3

Comments:	-	Gasket removed as sample though presumed gaskets to pipework throughout
Recommendations:	-	Remove under controlled conditions.



Last Inspection Date	-	22 Feb 2008	Certificate No.	-	LAB112625
Next Inspection Date	-	N/A	Sample No.	-	Y3303/2/001
Survey Type	-	Type 3 - PreDemolition/Major Refurbishment Survey	Photograph No.	-	048

6.0

CERTIFICATE OF ANALYSIS

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ASBESTOS BULK IDENTIFICATION REPORT			
Report No:	LAB112625	Date of Issue:	07/03/2008 – Issue 3
Client Details			
Client Name:	Silverdell Management Services LLP		
Client Address:	Unit 2, Pacific Wharf Hertford Road BARKING Essex IG11 8BL		
Client Order No:	Y3303	Client Contact:	Mr Ian Taylor
Report on			
Identification of asbestos content of suspected asbestos containing materials (ACMs) stated to have been sampled from the following location/site:			
Y3303			
Number of samples received	2	Date(s) Start date:	29/02/2008
Date of receipt/Date Sampled	29/02/2008	Analysed Finish Date:	29/02/2008
Methodology			
Analysis of samples received was carried out in accordance with Appendix 2 (Asbestos in Bulk Materials) of HSG248, 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and documented in-house methods. Samples of bulk materials will be retained for a period of not less than 6 months from date of analysis.			

UKAS Disclaimers
Although Ayerst Environmental Ltd is a UKAS accredited laboratory for bulk asbestos identification opinions and interpretations based on test results are outside the scope of our UKAS accreditation. Ayerst Environmental Ltd is not accredited by UKAS for the identification of non-asbestos materials.
<u>For samples received from the Client and not sampled by Ayerst Environmental Ltd:</u> This report is given in good faith on the basis of the samples and information received. Ayerst Environmental Ltd can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.

TEST RESULTS				
*NAD = No Asbestos Detected				
SAMPLE NO.	LABORATORY REFERENCE	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED*
Y3303/2/001	178807	Tower block, 2 nd floor, redundant gasket to floor	Gasket	CHRYSTILE
Y3303/2/002	178808	Tower block, 2 nd floor, insulation to pipes	Insulation	CHRYSTILE CROCIDOLITE

Analyst's name		Analyst's Signature	
Quality Checked by:			
Name:		Signature	
Position	Deputy Laboratory Manager		