ORACLE SOLUTIONS

UKAS INSPECTION 4600

Asbestos Survey Report & Register



Survey Type:	**Asbestos Demolition Survey**
Site:	Garages - Beech Road, Adjacent to 86 Beech Avenue, Brentwood, TW8 8NH
Surveyor:	Liam Bates
Contract:	S-10565
Survey Date:	04 November 2019
Report Date:	12 November 2019
Client:	Arcadis LLP PO Box 307, Manchester, M60 3NT

Oracle Solutions
13 Henson Way,
Telford Way Industrial Estate,
Kettering, Northamptonshire, NN16 8PX

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

Contents

1.0	Introduction	Page 3
2.0	Site Risk Assessment	Page 4
3.0	Executive Summary	Page 4
4.0	Material Risk Assessments	Page 5
5.0	No Access Areas and Restrictions	Page 7
6.0	General Site & Survey Information / Asbestos Register	Page 9

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 Demolition 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	
Dark Green	Very Low / 1-4	
Grey	No ACMs Detected / 0	This site

2.2 The current site assessment is **'No Asbestos Detected'**. During and within the scope of the survey there were no materials which were identified as containing asbestos.

3.0 Executive Summary

3.1 The executive summary is a summary of asbestos containing materials which were identified during the survey. During and within the scope of this survey there were no materials which were identified as containing asbestos.

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 where 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 & 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

Garages - Beech Road			
No:	**Room / Area:**	**No access and restriction details:**	**Photo**
1.	Ground Floor / Garages 001 - 003	Limited access and visual inspection only possible to right hand side of garages. These were within 86 Beech Avenue garden areas. No visual inspection to rear of garages possible. Also, as tenants were not available at the time of survey, all the garages were locked shut and so inspection not possible to ascertain contents within. As the garages were currently occupied and had contents within, damage had to be kept to a minimum level.	

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 & Survey Information / Asbestos Register

6.1 The 'General Site & 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 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 & Survey Information

Contract No:	Client:	Quantity/Size:
S-10565	Arcadis LLP	Total: 75sqm
Site: Garages - Beech Road, Adjacent to 86 Beech Road, Brentwood, TW8 8NH		**Survey Date:** 04/11/2019

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 further 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 a three storage facility garages for neighbouring residential properties. The site was not occupied 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 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 Description

Area:	x3 Garages - Beech Avenue
Floors:	Floors comprised of; no accessed within garages
Walls:	Walls comprised of brick
Ceilings:	Ceilings comprised of; corrugated metal sheet roofing onto metal layer beneath.
External:	External areas comprised of; brick built, damp proof course the wings (sampled), metal garage doors, putty to UPVC framework (sampled), timber fascia panels to wings and metal to front elevation, plastic rainwater products to front of garages.

Photos:






















Asbestos Register Sheet

Contract No:	Client:	ID Number:
S-10565	Arcadis LLP	201052
Site: Garages - Beech Road, Adjacent to 86 Beech Road, Brentwood, TW8 8NH		**Survey Date:** 04 November 2019

Building:	Garages - Beech Road		
Floor:	Ground Floor		
Room Area:	Garages 001 - 003		
Description:	Damp Proof Course		
Quantity:	10lm		
Accessibility:	Difficult		
Product Type:	1 - Bituminous Product		
Damage Extent:	1 - Low Damage		
Surface Treatment:	0 - Composite	**Re-inspection Due:**	N/A
Asbestos Type:	No Asbestos Detected	**Sample Ref:**	S01
Material Assessment:		**No Asbestos Detected**	

Comments: -

The damp proof course was found to the low level wall to the wings of the garages. Not visible to front elevation and no access to rear. A composite sample from each wing was taken.

Recommendations:

No action required

Asbestos Register Sheet

Contract No:	Client:	ID Number:
S-10565	Arcadis LLP	201039
Site: Garages - Beech Road, Adjacent to 86 Beech Road, Brentwood, TW8 8NH		**Survey Date:** 04 November 2019

Building:	Garages - Beech Road		
Floor:	Ground Floor		
Room Area:	Garages 001 - 003		
Description:	Putty to Garage Door Joints		
Quantity:	12lm		
Accessibility:	Medium		
Product Type:	1 - Putty		
Damage Extent:	2 - Medium		
Surface Treatment:	0 - Composite	**Re-inspection Due:**	N/A
Asbestos Type:	No Asbestos Detected	**Sample Ref:**	S02
Material Assessment:		**No Asbestos Detected**	

Comments: -

The putty was to the UPVC door joints to all garage doors. A composite sample from multiple locations was taken.

Recommendations:

No action required

6.3 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's risks.

6.4 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.

6.5 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.

6.6 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.

Report Produced By:



Kieran Clare
Administration

Quality Checked By:



Liam Bates
Surveyor

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 868836
www.asbestoslabs.co.uk

Asbestos Laboratory Services

UKAS TESTING
4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J040220

Client	Oracle Solutions Asbestos Ltd	**Attention**	Mark Carter
Client Address	Unit 13 Henson Way, Telford Way Industrial Estate, Kettering, Northamptonshire, NN16 8PX		
Site Address	86 Beech Avenue, Brentford, Middlesex, TW8 8NH		
Site Ref	S-10565	**No. of Samples**	2

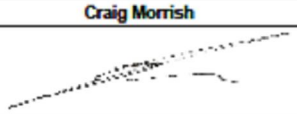
Date Received	06/11/2019	**Date of Analysis**	06/11/2019	**Report Issue Date**	06/11/2019

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. 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 TPS83 (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.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS176647	S01	Garages - Ground - External	Damp Proof Course	N.A.D.I.S
BS176648	S02	Garages - Ground - External	Putty	N.A.D.I.S

KEY – FIBRE TYPE DETECTED
NADIS = No Asbestos Detected in Sample
Amosite = Brown Asbestos
Chrysotile = White Asbestos
Crocidolite = Blue Asbestos
Anthophyllite, Tremolite & Actinolite = Uncommon asbestos fibre types

Note: All samples will be retained for a minimum of six months.

Analysed By	Jack Wood	**Approved By**	Craig Morrish
Analyst Signatory		**Approver Signatory**	

ALS14A
Issued by: Quality Manager

Page 1 of 1

Issue Date: 11/09/2018
Issue No. 5

Appendix B
Site Plans

ORACLE SOLUTIONS	**Client:** Arcadis LLP **Site:** Garages Adjacent to 86 Beech Avenue Brentwood TW8 8NH	**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. OSL:001) which can be used to refer back to the individual asbestos register sheet for that location.
Contract No: S-10565	**Scale:** Not to Scale		

