Asbestos Demolition Survey



Tintagel Drive
Stanmore
HA7 4SR

on behalf of

London Borough of Harrow

Project Number:	Survey Date:	Issue Date:
N-20744	18 March 2020	23 March 2020

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Overview of Services Provided by Acorn Analytical Services

UKAS Accredited Services*

Asbestos Surveys

Management, Refurbishment, Demolition Surveys
Asbestos Re-inspections

Asbestos Testing

Specific Sampling
Bulk Sample Analysis
Air Testing, 4 Stage Clearances

Non-UKAS Accredited Services

Asbestos Consultancy

Project Management, Specifications, Work Tenders, Contractor Selection
UKATA Asbestos Awareness Training
Asbestos Due Diligence
Asbestos Database Provision
Asbestos in Soil Surveys
Asbestos in Soils Testing

Asbestos Remediation

Assistance with Asbestos Repair, Encapsulation, Removal

Consultancy

Hazardous Material Surveys
Anthrax and Lead in Paint Testing
Floor Plans and Measured Building Plans

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**The following services are included within the scope of Acorn Analytical Services' UKAS accreditations: Management, Refurbishment and Demolition Surveys, Asbestos Re-inspections, Bulk Sample Analysis, Air Testing, 4 Stage Clearances.*

- *UKAS Type C Inspection Body Accreditation to ISO17020 – Reference 0370*
- *UKAS Testing Laboratory to ISO17025 – Reference 2418*

All UKAS accredited services are provided by the Northampton and Leeds offices.
All other services as listed are not covered by UKAS and are outside the scope of our accreditations.

Executive Summary

The executive summary gives a brief outline of the asbestos containing materials (ACMs) identified on site. It also details the risk assessment score associated with these materials which have been listed in risk order. Areas where no access or limited access was gained are also included within this summary. These areas must be presumed to contain ACMs until proven otherwise. Although this section provides a summary, all sections of this report should be read.

Scope and Building Details

Demolition survey to garage block. The property comprised of a block of 8 garages brick built circa 1960s. The survey was undertaken by Dan Crask (Lead surveyor).

Asbestos Containing Materials

Building	Floor	Room	Description	Product Type	Risk Score
Tintagel Drive	External	99 - Garages	Debris to the floor of the car park	Cement	6
Tintagel Drive	External	99 - Garages	Roof to garages	Cement	4

Areas Not Accessed

All areas within scope of survey were accessed.

Contents

1.0 Survey Introduction 5
2.0 Survey Location Descriptions 7
3.0 Areas Not Accessed 8
4.0 Risk Assessment 9
5.0 Survey Data Sheets 10
6.0 Asbestos Register 14
Appendix I Certificate of Bulk Analysis 15
Appendix II Plans 17

Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
London Borough of Harrow Civic Centre Station Road Harrow HA1 2XY	Tintagel Drive Stanmore HA7 4SR	N-20744	18 March 2020	23 March 2020

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Serena Berry		Dan Crask	

1.0 Survey Introduction

1.1 This is an Asbestos Demolition Survey Report written to facilitate the management and or removal of asbestos containing materials (ACMs) detailed in this section.

1.2 Demolition survey to garage block. The property comprised of a block of 8 garages brick built circa 1960s. The survey was undertaken by Dan Crask (Lead surveyor).

1.3 This report provides detailed information and results following an Asbestos Demolition Survey. The survey and subsequent report was carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures' and implemented with Acorn Analytical Services documented in house procedures.

1.4 An asbestos 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 Asbestos Containing Materials (ACMs) in the area where the demolition work will take place. The survey will involve destructive inspection as necessary. Please note that as demolition takes place, ACMs may be uncovered that were virtually and physically impossible, even under the restraints of a demolition survey, to locate and identify e.g. within concrete.

1.5 A demolition survey is required prior to the part of full demolition of a structure. Following the initial survey, it may be required that the surveyor returns to the site to work in conjunction with the demolition contractor when removing building elements that could not be inspected without the use of specialist machinery and equipment, for example below solid floors and within other solid structural elements. Where this has been suggested, it has been recorded in the areas not accessed within this report.

1.6 There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed as far as reasonably practicable before final demolition. 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.

1.7 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.

1.8 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. Bulk sampling was undertaken inline with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.

Asbestos Duty Implications

The dutyholder has express undertakings to comply with the Control of Asbestos Regulations 2012. If asbestos has been identified, there will be recommendations detailed in the asbestos data sheets within the report. The recommendations fall within three categories: Manage, Remediate or Remove. If the dutyholder does not follow the recommendations, they risk being in breach of the Regulations. Breaches of Regulation can result in a number of outcomes, including: HSE Verbal Warning, HSE Letter, Improvement Notice, Prohibition Notice, Prosecution, Fines, Costs, Victim Surcharges or Custodial Sentence.

More information on types of notices and penalties can be found on the Health and Safety Executive's website here:

- Examples of notices: https://www.hse.gov.uk/enforce/enforcementguide/notices/notices-types.htm
- Examples of maximum penalties: https://www.hse.gov.uk/enforce/enforcementguide/court/sentencing-examples.htm
- The HSE Enforcement Management Model: https://www.hse.gov.uk/enforce/emm.pdf

2.0 Survey Location Descriptions

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

2.2 Detailed asbestos information can be found within the specific asbestos data sheets within this report. The following location descriptions have been compiled, and are intended to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. Appended to each location description is a list of rooms accessed during the survey. The location descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

Building: Tintagel Drive			
Location:	**Construction Overview**	**Photos**	
Ground Floor	The floors consisted of a concrete base. The walls were block and brick. The roofs were cement profiled with concrete support beams. The garages had metal shutter doors with a upvc fascia and plastic rain water goods. There was cement debris within the car park area.		

3.0 Areas Not Accessed

3.1 This report should be read in conjunction with the restrictions and limitations as agreed with the client at the point of quotation. The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted. 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.

All areas within scope of survey were accessed.

4.0 Risk Assessment

Material Assessment

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 those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a materials assessment score.

4.2 The following algorithm is a material assessment that 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 The following tables contain examples of scores which are combined to calculate a total score of between 2 and 12. The total score forms the material assessment score.

Product Type

Score	Examples
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.

Damage Extent

Score	Examples
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.

Surface Treatment

Score	Examples
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.

Asbestos Type

Score	Examples
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite.
3	Crocidolite

5.0 Survey Data Sheets

5.1 This section contains data collected during the survey. Each element is fully detailed with a material risk assessment, photograph, relevant comments and recommendations.

5.2 All recommendations are in accordance with the Control of Asbestos Regulations (CAR) 2012, and are based on a minimum requirement to place all asbestos containing materials (ACMs) into a safe and manageable condition.

5.3 A material risk assessment has been included for all samples collected during the survey. The following table provides a key to aid in identifying the risk scores. Each individual risk score will be coloured in relation to its material risk as detailed below.

Colour	Material Risk *Potential to release fibre if disturbed/score*
Red	High Risk/10+
Dark Orange	Medium Risk/7 to 9
Orange	Low Risk/5 to 6
Yellow	Very Low Risk/2 to 4
Green	No ACMs Detected/0

Survey Data Sheet

Building	Tintagel Drive
Floor	External
Room	99 - Garages
Description	Damp proof course to garages
Sample Reference	S001
Quantity	20 Lin M
Accessibility	Medium



Material Assessment

Analysis Result	No Asbestos Detected	0
Product Type	Bitumen	1
Condition	Low Damage	1
Surface Treatment	Composite (Self Sealed)	0

Material Risk Assessment Score
0
Risk Assessment Description
No ACMs Detected

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	Tintagel Drive
Floor	External
Room	99 - Garages
Description	Roof to garages
Sample Reference	S002
Quantity	90 m²
Accessibility	Medium



Material Assessment

Analysis Result	Chrysotile	1
Product Type	Cement	1
Condition	Low Damage	1
Surface Treatment	Unsealed Cement	1

Material Risk Assessment Score
4
Risk Assessment Description
Very Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Tintagel Drive
Floor	External
Room	99 - Garages
Description	Debris to the floor of the car park
Sample Reference	S003
Quantity	1 m²
Accessibility	Easy



Material Assessment

Analysis Result	Chrysotile	1
Product Type	Cement	1
Condition	High Damage	3
Surface Treatment	Unsealed Cement	1

Material Risk Assessment Score
6
Risk Assessment Description
Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

6.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Quantity	Analysis Result	Risk Score	Action
Tintagel Drive	External	99 - Garages	Roof to garages	Medium	1	1	1	90 m²	Chrysotile	4	Remove
Tintagel Drive	External	99 - Garages	Debris to the floor of the car park	Easy	1	3	1	1 m²	Chrysotile	6	Remove

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation, including product type.

UKAS TESTING 2418

Client and Site Details

Client Details	Site Address	Project Number
London Borough of Harrow Civic Centre Station Road Harrow HA1 2XY	Tintagel Drive Stanmore HA7 4SR	N-20744

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Dan Crask	Acorn Analytical Services Limited	18 March 2020

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Bitumen	External	99 Garages	Damp proof course to garages	No Asbestos Detected
S002	Cement	External	99 Garages	Roof to garages	Chrysotile
S003	Cement	External	99 Garages	Debris to the floor of the car park	Chrysotile

Signatures

Analysed & Issued By	Signature	Date
David Fearnley		20 March 2020

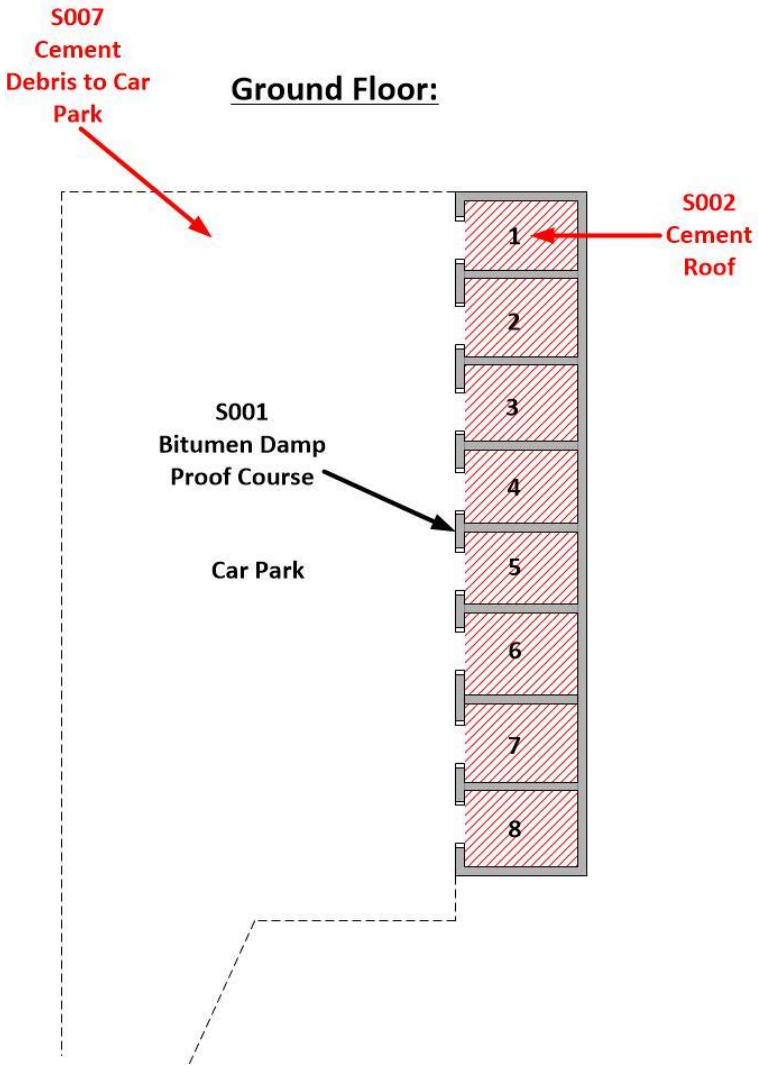
Appendix II Plans

Plan Information:

- Plans not to scale
- For more information please see the relevant section within the main report.

Contains Asbestos

Not Accessed – Presumed Asbestos



#Warning This Report is NOT an Asbestos Scoping Document

Asbestos Reports vs Asbestos Scoping / Tender Documents

What's the difference?

So, what is the difference between an Asbestos Report and an Asbestos Scoping / Tender Document? Well, asbestos reports are just that, they are documents produced to highlight the items that have been identified during a survey or reinspection.

The report confirms whether the item is asbestos containing, along with a host of other information such as its condition, location, product type, surface treatment. Additional information exists such as its quantity and location along with a photograph of the item itself.

What information doesn't it provide?

What an asbestos report does not do is to provide enough surrounding information to be an all-encompassing specification for tender. You see, to scope an asbestos project properly then additional information must be collected and detailed out so that all parties pricing for the works fully understand the project and what the project outcome looks like to the client.

The specification should also detail all ancillary works and details required to complete the works both safely and effectively. These could look at working hours, hazards on site, other trades for the works such as electricians or gas engineers through to additional site security requirements.

Another huge part of a project that needs to be considered are timeframes, client restrictions and also any item that is required by the client themselves that they need to undertake for a successful project to go ahead.

Who should price the works?

Finally, as part of the scoping and tender process the right contractors must be approached to provide costs for the works. These must be all pre vetted to ensure that they meet the client's requirements for insurance, professionalism and competency purposes. All of this information must be checked prior to issuing a specification to the approved contractors.

Depending on the size and complexity of the works separate site visits are then usually undertaken to bottom out any contractual questions and to ensure that any tender collusion risk is negated.

How is it all evaluated?

A deadline date should be set for the tenderers to return their costs. When they return these, they should be in a consistent format so that a consistent and like for like evaluation can be undertaken. At this stage any obscure costs or comments that come in should then be questioned and discussed for each tender return. Only when this process has been followed can the appropriate decision be made as to who is the best contractor for the project, who has understood it correctly and who has priced it appropriately.

How can Acorn help with this headache?

We're Asbestos Experts

At Acorn we regularly prepare specifications and tender asbestos works on behalf of our clients. They understand the complexities that surround asbestos work and they simply do not have the time to even consider this. We regularly update our approved list of contractors as we know who is pricing well and who is best for the type of works required. The type of works we help our clients tender and mange range from small one-off projects through to multi million-pound asbestos projects.

To get help with any required works in this report, just reply to the reporter who sent you this report and we will provide all the assistance you need to ensure you get the right project completed for the right price.