

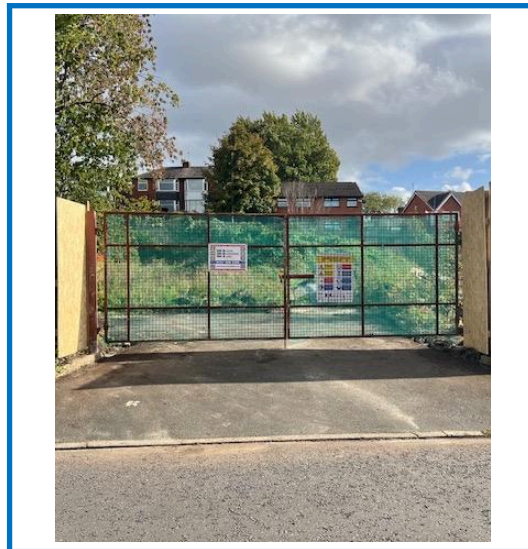


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Refurbishment & Demolition Survey To Land Off Hilton Lane/Butterstile Close, Prestwich, Manchester, M25 9RS



Client Name:	Farrell Civil Engineering Ltd
Date of Survey:	01&02/11/22
Surveyors Name:	J Knowles
Date of Compilation:	11/11/22
Report Reference No:	RDS1440

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1. Executive Summary

A Targeted Asbestos Refurbishment and Demolition survey was undertaken at Hilton Lane/Buttermilk Close M25 9RS. The survey was conducted in accordance with HSG264 - Asbestos: The survey Guide.

The Purpose of the survey was to locate, as far as reasonably practicable, the presence of any Asbestos Containing Materials (ACM's) to the property.

Following inspections and sampling within the scope of works, the following items were found to contain asbestos through independent laboratory sample analysis; Presumed to contain asbestos if not accessible or strongly presumed to contain asbestos as they were visually similar to a previous sample

Samples taken previously by client indicating No Asbestos Detected in Textured Coatings throughout the property. No other ACM's were detected during this survey.

Please see attached below, Certificate Of Sample Analysis as mentioned above.

Please see Materials Register (Section 8.1) for findings.

No Asbestos Detected

2. General Property Information

Site Address	Land Off Hilton Lane/Buttermilk Close M25 9RS
Date of Survey	01 & 02/11/22
Survey Type	R&D
Client Name	Farrell Civil Engineering Ltd
EXTERNAL MATERIALS	
Roof	N/A
Roof Materials	N/A
Soffits	N/A
Fascia	N/A
Verge Under cloaking	N/A
Guttering	N/A
Downpipes	N/A
Window/Door frames	N/A
Other Materials	
INTERNAL MATERIALS	
Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	N/A
Walls <i>Internal</i>	N/A
Walls <i>External</i>	N/A
Floors	N/A
Doors/Frames	N/A
Pipework/Insulation	N/A
Boxings	N/A
Boiler Make	N/A
Flue Pipes	N/A
Storage Heaters	N/A
Electrical Boxes/Machinery	N/A
Ducting/Risers	N/A
Stairs	N/A
Lift Shafts	N/A
Other Materials	

3. Introduction

Euro Asbestos Surveys Ltd was instructed to undertake an asbestos survey at Hilton Lane/Buttermilk Close M25 9RS . The inspection was undertaken on 01 & 02/11/22 at the client's request. If applicable, areas not accessed are listed below:

4. Survey Type

The survey undertaken was a **Refurbishment and Demolition Survey (as identified above)** as defined in the Health and Safety Executive's Guidance Note HSG 264 and detailed as follows.

Refurbishment and Demolition Survey – Full Access Sampling and Identification Survey (Pre-demolition or Major Refurbishment Survey)

The Refurbishment and Demolition Survey will use destructive means of gaining access to undertake inspections. Therefore, this type of survey will be used to identify, as far as is reasonably practicable, all ACMs within the premises. The sampling and inspection procedures will involve the use of intrusive equipment to gain access to areas that would be otherwise difficult to inspect. In addition to the identification of all ACMs the survey will include estimates of the volume and surface area of these materials found. This type of survey is intended for use as an aid to tendering for the removal of asbestos prior to demolition or major refurbishment of a building and, therefore, material risk assessments will not be provided within the report. In premises where a partial or staged refurbishment is planned, a Refurbishment Survey would be required to include risk assessments, the recommendations of which should be adopted for those areas of the building not immediately subject to major refurbishment or demolition.

A Refurbishment and Demolition Survey, by its nature, is destructive and may involve significant damage to walls, ceilings, floors, voids, etc. in order that concealed spaces can be inspected. A Demolition Survey can normally only be undertaken in a building that is not occupied, and where occupancy is not proposed between the survey and refurbishment or demolition. Whilst reasonable precautions have been taken to ensure that the risks have been minimised, the damage caused by the survey will not have been made good by the survey team, and subsequent visitors to the building must be made aware of the possibility of damaged floors, walls, ceilings etc.

5. Survey Methodology

Each area was inspected by an experienced British Occupational Hygiene Society (BOHS) qualified surveyor, noting any materials that might contain asbestos. Where appropriate, samples were taken for subsequent laboratory analysis. Sampling points were made safe using adhesive tape or paint as appropriate.

Any sampling of the suspected materials was undertaken in accordance with the requirements of all current legislation and guidance including Guidance Note HSG 264 “Asbestos: The survey guide”.

6. Analysis of Samples

If samples were taken, they will be sent to a UKAS accredited laboratory for analysis.

Asbestos is identified by a combination of techniques, principally:

- (i) A visual inspection.
- (ii) A stereomicroscopic examination.
- (iii) Polarised light microscopy.
- (iv) Dispersion staining.

No single test is definitive, and the analyst must take all the evidence into account.

The method is defined in HSG248 ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures, published by the Health and Safety Executive.

Certificates of Analysis for the samples taken during this survey are presented in Appendix 2.

7. Survey Limitations

Areas above fixed office equipment, furniture, process equipment etc. will not be accessed where there is a risk to the survey team. These areas will be subject to a visual assessment only.

Surveying / inspecting fixed items of plant, heaters, services or process equipment shall be restricted to easily accessible external elements only, unless Isolation Certification is provided. Isolation certification must be provided on arrival to site to enable a full R&D survey to be carried out any certification for any area not received will result in the report reverting to a management report/inspection and any additional attendances required will be chargeable.

Euro Asbestos Surveys Ltd survey teams are not competent to open/dismantle/reassemble such items and will not compromise any fixed guards etc. In such Instances presumptions, shall be made based on the surveyor’s observations and experience.

Lift shafts (where present) shall only be accessed when accompanied by a competent lift engineer who shall be provided by the customer. In the absence of such a lift engineer, the survey team shall demark the lift shaft as presumed to contain asbestos.

If present, flooded basements or other areas where surfaces are covered by water or other liquids shall be identified as inaccessible areas.

Euro Asbestos Surveys Ltd cannot be held responsible for the presence of asbestos in submerged or flooded areas.

Modern man-made mineral fibre (MMMF) insulation to pipework, boiler and plant will only be accessed if it is deemed safe to do so and will not affect the integrity of the insulation where the intention of the said plant/pipework is to be continued as a live working installation(s).

The survey team shall always look for evidence of previous removal works and contamination but will not detect residual contamination beneath new insulation unless this is removed in its entirety.

Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. In each instance, samples will be taken in accordance with HSG 264, visually similar samples of actual samples taken will be presumed as per the laboratory analysis result of Negative/Positive. Any negative result on a presumed sample therefore could have a positive trace element of asbestos due to its nature.

Euro Asbestos Surveys Ltd shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material. Where decorative textured coatings appear to have been applied at construction, a single positive asbestos sample among several shall be enough to consider all the materials as asbestos-containing.

In buildings, where large amounts of items are stored, Euro Asbestos Surveys Ltd cannot accept responsibility for any asbestos containing materials hidden/covered by the stored items.

The survey / re-inspection shall not include any items contained on the surface of or within the ground beneath or adjacent to the survey area, or items stored inside containers, drawers, cupboards, under false flooring etc. within the building/site, unless specific written instruction is given by the client/customer.

Euro Asbestos Surveys Ltd cannot accept responsibility for the identification of any sealed void within structures such as bricked up basement rooms; risers etc. where there is no evidence to support its presence such as clearly marked drawings etc. Any request to access such areas should have authorisation by a qualified structural engineer that access to such void areas/rooms will not affect the structural safety of the building and therefore the safety of the survey team.

Euro Asbestos Surveys Ltd will not remove any ACM to access behind to inspect during any survey

Isolation certification must be provided on arrival to site to enable a full R&D survey to be carried out any certification for any area not received will result in the report reverting to a management report and any additional attendances required will be chargeable.

Caution should therefore be exercised when undertaking any future works. If any suspect materials are encountered, it is recommended that all works are stopped, and the area evacuated until such time that the material can be sampled, analysed and confirmed to be free of any asbestos

We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.

The surrounding ground, concrete aprons or hard standings including soil and substrata are excluded from the report unless specifically requested by the client.

If live services were present, then there was no further invasive exploration of the structure owing to the potential risk which would be presented to the health and safety of the surveying personnel.

The survey was limited to those areas that were accessible at the time of the survey. Any areas that could not be inspected are listed in this report. If the report identifies areas that were not accessible for inspection,

Unless specifically detailed in the report we have only inspected areas that could be accessed without specialist access equipment, other than ladders.

Samples have not been taken where the act of sampling would endanger the surveyor, or affect the functional integrity of a safety or security features, e.g. fire breaks, seals, gaskets, boiler jointing etc.

Health and Safety Executive's guidance indicates that analysis of certain materials, including textured coatings and thermoplastic floor tiles, can be unreliable due to the very fine dispersed asbestos present. Where samples are taken, a negative sample result may not necessarily indicate the absence of asbestos.

Where reference has been made to a category of asbestos material this is based on the surveyor's subjective assessment, and unless specifically stated, density determinations have not been undertaken.

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate.

8. Observations

A register of asbestos materials positively identified, or suspected, is presented below in Section 8.1. Where access has not been obtained to an area or item that is known to the surveyor this will be recorded in the register. Please note, measurements stated are a guide and may not represent the exact quantities on site.

Asbestos type is determined by one of three methods:

1. Positive identification of asbestos fibres in a sample of the actual item: this will be recorded with a sample reference number.
2. Visual matching of a material to another material which has been previously sampled: the sample reference number will include the abbreviation 'SP as' to indicate that no sample of this actual item has been taken.
3. Presumptive identification where sampling is inappropriate or not possible: no sample number is recorded, instead the word 'Presumed' appears in place of a sample reference number. This is an indication of a presumption.

Items which have been sampled and which do not contain asbestos are identified in Certificates of Analysis, presented in Appendix 2 of this report.
The Site Plans are presented in Appendix 3 of this report.

8.1. Material Register

	Location: Area A	Inspection Number: 001
		Sample Number: N/A
	Material Description: N/A	Asbestos Type: NAD
	Quantity/Extent: N/A	Condition: N/A
	Risk Rating: N/A	Surveyors Recommendation: No Further Action Required
	Comments:	

	Location: Area B	Inspection Number: 002
		Sample Number: N/A
	Material Description: N/A	Asbestos Type: NAD
	Quantity/Extent: N/A	Condition: N/A
	Risk Rating: N/A	Surveyors Recommendation: No Further Action Required
	Comments:	

	Location: Area C	Inspection Number: 003
		Sample Number: N/A
	Material Description: N/A	Asbestos Type: NAD
	Quantity/Extent: N/A	Condition: N/A
	Risk Rating: N/A	Surveyors Recommendation: No Further Action Required
	Comments:	

	Location: Area D	Inspection Number: 004
		Sample Number: N/A
	Material Description: N/A	Asbestos Type: NAD
	Quantity/Extent: N/A	Condition: N/A
	Risk Rating: N/A	Surveyors Recommendation: No Further Action Required
	Comments:	

	Location: Area E	Inspection Number: 004
		Sample Number: N/A
	Material Description: N/A	Asbestos Type: NAD
	Quantity/Extent: N/A	Condition: N/A
	Risk Rating: N/A	Surveyors Recommendation: No Further Action Required
	Comments:	

9. Discussion & Recommendations

Recommendations for any positively identified ACM can be found within the ‘Material Register’ section of this report

The purpose of a Refurbishment and Demolition asbestos survey is to identify, as far as is reasonably practical, “asbestos containing materials” (ACMs), prior to refurbishment or demolition of all or part of the building in question. This report should not be used as the basis of the written plan for managing the risks from asbestos materials which The Control of Asbestos Regulations 2012 stipulate for all non-domestic premises.

It is recommended that, as far as is reasonably practical, asbestos materials are removed prior to the commencement of the demolition or refurbishment contract. Work with “asbestos containing materials” is tightly controlled by legislation, and in many instances, there will be a need to have a specialist contractor remove the ACMs. Removal of items such as asbestos cement, textured coatings, vinyl floor tiles, bitumen roofing felts, gaskets, washers and seals can be undertaken by companies which are not licensed, but The Control of Asbestos Regulations 2012 will still apply, and only companies which can demonstrate they are competent and properly trained and equipped should be commissioned to undertake the work.

The planning supervisor or project manager should address the general points above, but in particular it is recommended that mechanisms exist:

- To ensure that the site manager is provided with a copy of this report, and that the site manager has received the information, instruction and training necessary for the discharge of the responsibilities of the “duty holder”.
- To ensure that all staff and contractors are aware of the possible presence of asbestos materials, and the restrictions on working with asbestos containing materials.
- To ensure that any refurbishment/demolition contractor is aware that the buildings are of an age where asbestos materials may have been used during earlier refurbishment, and that these may only be uncovered during refurbishment works. The refurbishment/demolition contractor should have a procedure for sampling and assessment of any suspect materials uncovered during the works.

• **Appendix 1 – Material Assessment Algorithm**

Variable	Score	Examples
Installation / Product Type	1	Composites like: Floor Tiles; Textured Coatings; Cement; Bakelite
	2	Asbestos Insulating Board; Paper; Rope
	3	Pipe Insulation; Spray Coating; Friable Debris
Condition / Damage	0	Good
	1	Slight/Minor Damage
	2	Moderate Damage – Breaks to Surface Treatment
	3	High Damage – Smashed or Exposed Fibres/Material
Surface Treatment	0	Non-friable e.g. vinyl
	1	Enclosed Insulation, Encapsulated AIB
	2	Unsealed AIB, Encapsulated Insulation
	3	Unsealed Insulation or Spray Coating
Asbestos Type	1	Chrysotile
	2	Amosite & Other Amphiboles
	3	Crocidolite

The scores from each of the four sections are added together to produce a risk score:

Risk score	Risk assessment
10 or more	High risk
7 – 9	Medium risk
5 – 6	Low risk
4 & below	Negligible risk

Appendix 2 – Certificate of Analysis

Appendix 3 – Site Plan

