

NOR-DEM Ltd - ASBESTOS SURVEY REPORT

SURVEY REFERENCE NO: 6829

CLIENT: The Inn Place Partnership

SITE ADDRESS: The Inn Place, Knollside Close, Sunderland,
SR3 2UD

CONTACT:

SURVEY TYPE: Refurbishment and Demolition Survey

SURVEY DATE: 22nd October 2020

SURVEY LEADER: C Brown

SURVEYOR(S): C. Brown

REPORT ISSUE DATE: 22nd October 2020

REPORT PREPARED BY: C Brown



Plan of Action

<u>Area</u>	<u>Type</u>	<u>Recommendations</u>
All Areas	No Asbestos Found	No action required

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INTRODUCTION

Purpose and Scope

Mr C Brown carried out a survey inspection of all designated areas on the site at The Inn Place, Knollside Close, Sunderland, SR3 2UD to establish the presence of Asbestos materials and to subsequently report all findings.

The recommendations found within this report are based upon the demolition of the building.

The overall requirement is to establish the presence of asbestos bearing materials within the building in order to ensure compliance with the requirements of the Control of Asbestos at Work Regulations and to assist in the planning and programming of any future refurbishment or maintenance works. All features of interest and points raised from the initial enquiry were recorded in compliance with the instructions from the client.

A Refurbishment & Demolition Survey of all accessible areas within the building to be demolished was conducted to determine the types of asbestos used and the differing occurrences of locations where asbestos based materials have been used as building components.

Access to the premises was arranged for Mr Brown to attend site and carry out the survey.

Limitations of Survey

Mr Brown inspected all areas of the building.

At the time of the survey the buildings were not use and it was possible to carry out sampling throughout.

Quantification

The quantities stated in this report are based on the surveyor's estimates and are intended only to indicate approximate size and volumes of Asbestos based materials and products found. They are not intended for use for contractual purposes and should not be used as such.

Description of Buildings

The building is a large detached Public House built circa 1980's with a large car park.

Since construction it has been adapted and altered including the addition of a residential flat on the first floor.

During these alterations it is understood that an asbestos survey was produced and any asbestos discovered was removed.

All external walls are brick or stone, the floors are concrete covered with carpet, tiles or vinyl coverings. Upstairs the floors are timber and covered with carpet or vinyl.

Internal walls are stud and covered with plasterboard sheets, the ceilings are plaster board with insulation above and in some areas these are water damaged.

The roof is mostly composite board covered with felt and over the beer cellar area it is concrete.

No asbestos containing materials were located during the survey therefore no samples were taken for analysis.

SURVEY DESCRIPTIONS

Mr Brown undertakes two types of asbestos survey dependent upon the individual needs of the client.

Management Survey

The purpose of this type of survey is to locate, as far as is reasonably practicable, the presence of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Refurbishment and Demolition Survey

The purpose of this type of survey is to locate and describe, as far as is reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. 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 refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

All surveys are carried out in a strict accordance with the Control of Asbestos Regulations 2012 and ACOPs L127 & L143.

THE SURVEY

The purpose of this survey is to ascertain the types of asbestos used and identify the areas where the asbestos-based materials have been used as building components.

This survey was carried out to establish the presence of asbestos materials to assist in the planning and programming of any future refurbishment, maintenance or demolition works.

The survey incorporated all accessible areas within the specified areas of the building and the remit of the proposals submitted prior to commencement of the survey. This included the investigation of all areas, the building fabric further including the structural fire protection, floor coverings and ceilings and above false ceilings, cladding insulation materials etc. Also included were the pipework, the lagging etc. and other installed building services.

The survey was conducted by means of both invasive investigation and visual inspection of all materials. Where the surveyor encountered or suspected a material of containing asbestos, a sample will be taken for analysis. Any samples taken will be considered representative of the material under investigation.

In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as representative of the whole area. The client must therefore interpret the results such that where an asbestos containing material is detected, then all visually similar material within the same area must be assumed to contain asbestos.

To this end, extensive sampling of suspect materials was carried out within the areas surveyed. Clearly, it is not possible to sample every material encountered, therefore, where common areas and features exist throughout the properties, representative samples were taken and extrapolations as to the nature of further materials encountered.

During the course of the survey non-asbestos based material have been positively identified and documented in this survey report. Further locations of non-asbestos materials have been visually noted and recorded to complement the extent of the investigations and their locations have been documented within this survey report.

It may be noted that non-asbestos materials, both samples and visually identified, may obscure asbestos residue that may exist as a result of poor or inadequately performed removal operations. It is not possible or practicable to detect the extent of such residue until substantial disturbance and removal of the non-asbestos material takes place, i.e. during refurbishment.

If the client undertakes major alterations in a specific area where it is possible that residual asbestos may be found, it is recommended that a further investigation of the specific area be carried out prior to the commencement of any works.

Where there are large numbers of identical items distributed in numerous locations throughout the site a single analysis will have been carried out by the surveyor and the client must assume that all identical items have the same composition as the one specified.

SAMPLING AND ANALYSIS

The object of sampling is to identify the nature and extent of any visible asbestos bearing material.

All sampling was undertaken carrying the minimum possible nuisance and potential risk to health of the building occupants and visitors following the recognised safe procedures and in compliance with relevant legislation.

Any samples collected during a survey will be taken to APEC Environmental Ltd, a UKAS Accredited Laboratory for the sampling and analysis of asbestos in bulk materials. Where appropriate, a label will be left on site adjacent to any sample location to indicate the sample number for cross-reference with the report, or marked up on a sketch of the site.

Any analysis of bulk samples will be carried out in accordance with HSE document MDHS 87 and APEC Environmental's in-house methods. The samples will be first examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with MDHS 87.

The results of bulk sampling of suspect materials can be found in the section Survey Report.

Key to analysis and type of asbestos.

Chrysotile	-	White asbestos
Amosite	-	Brown asbestos
Crocidolite	-	Blue asbestos
Non-asbestos	-	No asbestos detected.

RISK ASSESSMENT

In this report, the method used to assess the risk associated with identified Asbestos materials is based upon a material assessment algorithm. The parameters of the algorithm are:

- Condition
- Protection
- Friability
- Potential of Risk
- Frequency of Exposure
- Potential of Damage
- Accessibility
- Human Exposure Potential

On confirmation of the presence of a suspect material, a course of action is recommended. To assist in the assessment process, a method of categorisation has been devised, which involves the allocation of a score from 0 to 3 in accordance with the criteria shown below

Asbestos Material Algorithm

The table below is used to assist in the determination of the risk that asbestos containing materials may pose.

Sample Variable	Score	Examples
Product type	0	Non Asbestos Materiel
	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, woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage 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 asbestos fibres.
	3	High damage or de-lamination of materials sprays and thermal insulation. Visible asbestos debris.

Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, and 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	0	NAD
	1	Chrysotile (White)
	2	Amosite (Brown) Amphibole asbestos excluding Crocidolite
	3	Crocidolite (Blue)

Worked Example

Sample	Location	Product Type	Damage or Deterioration	Surface Treatment	Asbestos Type	Score	Risk Category	Analysis
1	Building 1 Lounge	3	2	3	3	11	A	
2	Building 1 Kitchen	1	0	1	1	3	C	

Score = Risk Category

- 9 or more = A
- 6 to 8 = B
- 3 to 5 = C
- 1 to 2 = D
- 0 = E

Risk Category	Description
A	Emergency works - implement immediate removal adopting appropriate Asbestos working conditions.
B	Urgent works - remove or encapsulate damaged or exposed areas due to condition of material to render it safe.
C	Plan for future removal adopting appropriate working conditions - consider potential damage due to location of material.
D	Document and label as Asbestos - do not disturb but maintain accordingly. Implement inspection program and plan for future removal works.
E	No Asbestos detected (NAD). No further Asbestos related action required.

Risk Categories

Each of the risk categories represents a recommended course of action based on the affected materials location, condition, result of material analysis future management and the legislation affecting the positively identified Asbestos material.

Risk Category A

Where material has a risk severity of 10 or above, it is strongly recommended immediate action be taken. If the material is damaged, particularly fibrous material, access to the area in question should be restricted and an action plan implemented immediately to effect removal of the material, using an appropriately controlled Asbestos removal method.

The type of Asbestos controls necessary will depend on the type of material being removed and the extent of the removal operation. Removal of Asbestos bearing materials is covered by the Control of Asbestos at Work Regulations and must be carried out by an approved licensed Asbestos removal contractor. Adequate air monitoring undertaken by a UKAS accredited laboratory in compliance with all current regulations is also necessary.

Risk Category B

These Asbestos materials are deemed as being in a condition to warrant the need for treatment, removal and/or encapsulation methods to render the material safe.

It is appropriate to those instances where the condition and/or location of the material do not give rise to an immediate significant health risk and the material when made safe may remain in-situ and be managed.

The short-term encapsulation may involve an environmental clean followed by the material being sealed or covered using a suitable wrapping or covering and painting with approved proprietary sealant. A more permanent form of encapsulation may involve cladding the material in wood or sealing it in behind brickwork. A licensed Asbestos removal contractor, adopting appropriate Asbestos controls with adequate air monitoring undertaken by a UKAS accredited laboratory must undertake the encapsulation works. Once the encapsulation works have been carried out the affected material should change to category D. The recommendation for this category includes the clear labelling and or documenting of the material or the area where the Asbestos is located and regular routine inspection so that the condition of the material can be monitored and maintained. While these materials remain in-situ, all persons occupying the building, maintenance operatives and visitors are made aware of the locations of the Asbestos materials.

Risk Category C

This category applies to locations of Asbestos materials that are recognised as being liable to suffer damage or deteriorating conditions. Further included in this category are the Asbestos materials that are damaged and in a vulnerable location where continued access, maintenance or refurbishment has the potential of exacerbating the condition of the material. The removal of these materials should be planned for as soon as possible. The Asbestos controls deemed necessary will depend on the type of material being removed and the extent of the removal operation. A competent contractor must carry out all this type of work under controlled conditions.

Risk Category D

An Asbestos material with this risk assessment is indicative of a material requiring little attention, as it is not a risk from disturbance and is already encapsulated or sealed. Again, these materials remain in-situ, all persons occupying the building including maintenance operatives and visitors should be made aware of the location of the Asbestos materials.

It may in the future be a requirement to carry out maintenance work, refurbishment, demolition etc to areas affected by the Asbestos materials. A licensed Asbestos removal contractor will be required to undertake any remedial works necessary to any Asbestos materials affected by the works prior to commencement, ensuring the appropriate Asbestos controls, conditions and removal techniques are implemented together with adequate air monitoring undertaken by a UKAS accredited laboratory.

Risk Category E

During the course of the survey investigations these materials were suspected of containing Asbestos and therefore sampled. Following analysis, no Asbestos was detected. All of these incidences require no further Asbestos actions. This recommendation will also apply to materials not sampled but visually recognised by the Surveyor as being non-Asbestos.

It is important to appreciate that these risk assessments are only applicable to Asbestos materials in their present state. Each recommendation is offered on the presumption that the material in question has not changed in any way from the time of the survey. If an Asbestos material becomes displaced or forthcoming works (such as refurbishment) are likely to disturb or affect an Asbestos material, the proposed management schemes and risk assessment detailed in this report may require amending to incorporate the changes to the material condition status.

In the event of an Asbestos material being displaced or disturbed the necessary Asbestos controls and procedures must be introduced.

DISCUSSIONS AND RECOMMENDATIONS

The survey has identified **no** asbestos-based materials within the building.

Asbestos Containing Materials

Asbestos containing materials were not identified during the survey.

It should be noted that where asbestos materials are present forming uncommon features, which are not identifiable without significant disturbance, these elements might not have been identified within the scope of this report. It is therefore recommended that any persons undertaking any disturbance works must be made aware of the potential for the presence of asbestos bearing materials.

GENERAL

The recommendations supplied correspond, to the identified location of particular asbestos materials. In addition to these the following recommendations may be observed.

The disturbance of any kind of asbestos material will result in inevitable fibre emission. Therefore, considerations must be given to all future maintenance works and associated operations i.e. plumbing, rewiring, decoration etc. which are likely to disturb any asbestos materials.

If any demolition works are to be undertaken all asbestos materials **must** be removed prior to the commencement of the works. Until all asbestos materials have been satisfactorily removed there should be no uncontrolled disturbance of the materials.

It is important to appreciate that the risk assessments detailed in this report are only applicable to asbestos materials at the time of the survey investigations. Each recommendation is offered on the presumption that the material in question has not changed in condition in any way from the time of the survey. If an asbestos material does become damaged or hinders any future management, maintenance and / or refurbishment schemes, then the risk assessment may change.

Any materials left in situ must be labelled as asbestos containing material and all persons involved with the building are made aware of the locations of the material.

Should the disturbance of the asbestos material be unavoidable then it is essential that a specification for the asbestos removal be compiled, detailing the scope of the works, methodology and all Legislative requirement. The works must be undertaken by an approved licensed asbestos removal contractor and in accordance with the specification, Control of Asbestos at Work Regulations, and all other affecting Legislation concerning the type of material involved. An independent asbestos analytical company should carry out all air monitoring and clearance procedures.

If any maintenance, refurbishment or emergency operations are allowed to progress on any of the affected asbestos containing materials without the appropriate forms of asbestos controls in place. There is a risk of contamination to adjacent areas, and possible fibre emission, which may not only affect the operative carrying out the works but also other personnel within the vicinity.

Further to this secondary contamination of adjacent areas there is also the risk of asbestos fibres becoming attached to clothing and footwear of the operative involved with any displacement of the asbestos materials. Also other personnel may be affected in a similar manner if access continues through a contaminated area.

SURVEY REPORTS

All known areas have been accessed and no materials suspected to containing possible asbestos were found on the premises.

BULK SAMPLE TEST CERTIFICATE

Client: Address:	The Inn Place Partnership The Inn Place, Knollside Close, Sunderland, SR3 2UD
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Sample Taken By: No of Samples: Analyst Name:	C Brown None None	Report No: Report Issue Date: Date of Analysis:	6829 22 nd October 2020 None
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Sample No	Sample Reference	Sample Location	Asbestos Types(s) Present
1		No samples taken	None
2			
3			
4			
5			
6			

In addition

KEY: NAD = NO ASBESTOS DETECTED IN SAMPLE

STATEMENT OF CERTIFICATION

This is to certify that sampling and analysis has been carried out using Polarised Light Microscopy and Dispersion Staining techniques in accordance with Bulk Sampling & Bulk Sample Analysis (Section **BS & BSA**) and the **HSE Publication MDHS 77** to determine the presence of Asbestos fibres.

Where the Test Certificate indicates that the Client took the bulk samples, they are outside the scope of our UKAS accreditation for sampling.

