Airsafe Surveys Ltd

Asbestos Management

Survey Report

Comissioned By

Rana & Co Ltd

Site Address

8 East Street

Horsham

RH12 1HL

Survey Conducted

9th May 2022



Survey Conducted By

Surveyors: R. Wren CCP (Asbestos)

Report Production

Report Prepared by: M. Huddleston

Date: 11th May 2022

Signature: 

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1.0 Executive Summary

Within the scope of this survey no Asbestos Containing Materials (ACM's) have been identified. The incidence of asbestos and the actions recommended are summarised below.

Total number of suspect materials sampled	**1**
Number of samples containing Asbestos	**0**

Total Recommendations for:

- Remove **0**
- Encapsulate, label & manage in-situ **0**
- Label & manage in-situ **0**
- Manage in-situ **0**

Throughout the report the following colour coding is used.

Red	Laboratory analysis shows that **asbestos is present** in the recovered sample.
Orange	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is **considered likely that asbestos is present.**
Green	Laboratory analysis shows that **asbestos is not present** in the recovered sample (NADIS)

Asbestos Insulation (lagging / sprayed insulation)

- N/A

Asbestos Insulation Board

- N/A

Asbestos Cement Products

- N/A

Asbestos Textile Materials

- N/A

Asbestos Composite Materials

- N/A

Materials found to be NADIS (no asbestos detected in sample)

- B01 – Stairwell – Nosing Strips

Asbestos Management Survey – General Building Description	
Area	**Comments**
Roof	No access to the roof area.
Loft Spaces	No access to the loft area.
Soffits	Wooden.
Facias	Wooden.
Rain Water Goods	Plastic guttering and down pipes.
Flues / Cowls	Metal.
Partition Walls	Solid and plasterboard stud walls, with chip paper coverings. Lath & plaster linings to the basement stairs.
Ceilings	Plasterboard ceilings with chip paper to the flat ceilings. Lath and plaster ceiling to the basement stairs.
Flooring	Carpets and modern vinyl coverings to the flat and ceramics and modern vinyl to the ground floor shop unit.
Electrical Switchgear	Modern – Live.
Plant / Equipment	Modern.
Locked Areas	No access onto the roof and into the loft areas

Areas excluded from the scope of this survey

- Voids beyond know or suspected asbestos containing materials were not accessed.

- This type of survey does not inspect areas which could not be accessed without causing damage (i.e. wall/ceiling/floor voids, behind intact pipe insulation, live plant etc…)

- Soil and land testing is not covered in the remit of this survey.

- No access to roof area.

- No access to loft voids.

Background

1.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

1.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties, which, when inhaled can lodge in the lining of the lungs causing disease and death.

1.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and buildings throughout the UK.

Scope and Purpose

1.4 Rana & Co Ltd has commissioned Airsafe Surveys Ltd to undertake an Asbestos Management Survey of 8 East Street, Horsham, RH12 1HL. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's, as far as is reasonably practicable. This report provides a record and assessment of the extent and characteristics of any ACM's found.

1.5 This type of survey employs the use of non-intrusive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it cannot be ruled out that undiscovered ACMs may be present in inaccessible areas / voids due to the way that ACMs were used during construction. Therefore we cannot give assurances that all asbestos containing materials have been located and as such we recommend that a further intrusive Demolition / Refurbishment Asbestos Survey is carried out prior to any refurbishment or demolition.

Site Description

The site is a ground floor shop unit with residential accommodation located above.

Sources of Data

Background Information

1.6 No background information was available concerning the location of asbestos-containing materials within the buildings on the site.

Inspection, sampling and testing

1.7 Airsafe Surveys Ltd carried out a visual inspection of the buildings. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.

1.8 Based on the findings of the visual inspection, representative bulk samples of materials suspected of containing asbestos were recovered. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264 (Asbestos: The Survey Guide), published by the Health & Safety Executive.

1.9 The recovered samples were subsequently examined by Airsafe Analytical Ltd (UKAS number: 4376) to establish their asbestos content, in accordance with their in-house procedures and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures), published by the Health & Safety Executive. The analysis certificate is presented in Appendix A.

Presentation of Findings

Data Sheets

1.10 A series of data sheets provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix B. The information in the data sheets is summarised in Appendix C.

Plans

1.11 Asbestos location plans presented in Appendix D shows the locations of all materials found to contain Asbestos (ACM's). Additionally areas of no access, if applicable, will be highlighted on the plans.

Material Assessment Algorithm

1.12 A material assessment algorithm for potential of fibre release has been carried out for all asbestos materials found, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. The method adopted is as described below;

Sample Variable	Score	Examples of scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
	3	Thermal insulation (e.g. pipe & boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.
Extent of Damage / Deterioration	0	Good Condition
	1	Low Damage
	2	Medium Damage
	3	High Damage
Surface Treatment	0	Composite materials (reinforced plastics, resins, vinyl tiles)
	1	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated), asbestos cement
	2	Unsealed AIB, or encapsulated lagging & sprays
	3	Unsealed lagging & sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Score	Potential to release fibres
10 or more	High
7 – 9	Medium
5 – 6	Low
4 or less	Very Low

Priority Assessment Algorithm

1.13 A priority assessment looks at the likelihood of someone disturbing the ACM, priority scores range from 1 (Low) to 12 (High), management priority is determined by this score.

Assessment Factor	Score	Examples of Variables
Normal Occupant Activity	0	Rare disturbance activity (i.e. rarely used room / area)
	1	Low disturbance (i.e. office type activity)
	2	Periodic disturbance (i.e. industrial / vehicular activity which may disturb ACM)
	3	High disturbance (i.e. fire door with AIB sheet in constant use)
Likelihood of Disturbance Location	0	Outdoors
	1	Large room or well ventilated area
	2	Room up to 100 Sqm
	3	Confined spaces
Accessibility	0	Usually inaccessible / unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts (i.e. strings / gaskets)
	1	≤10 Sqm or ≤10 LM
	2	>10 Sqm to ≤50 Sqm or >10 LM to ≤ 50LM
	3	> 50 Sqm or > 50 LM
Human Exposure Potential Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
Frequency of Use	3	>10
	0	Infrequent

Frequency of Use (cont')	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	<1 Hour
	1	>1 Hour to <3 Hours
	2	>3 Hours to <6 Hours
	3	>6 Hours
Maintenance Activity	0	Minor disturbance (i.e. possible contact when gaining access)
	1	Low disturbance (i.e. changing light bulbs in AIB ceiling)
	2	Medium disturbance (i.e. lifting AIB ceiling tiles to access valve)
	3	High disturbance levels (i.e. removing a number of AIB ceiling tiles for re-cabling)
	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

Control of Asbestos Regulations

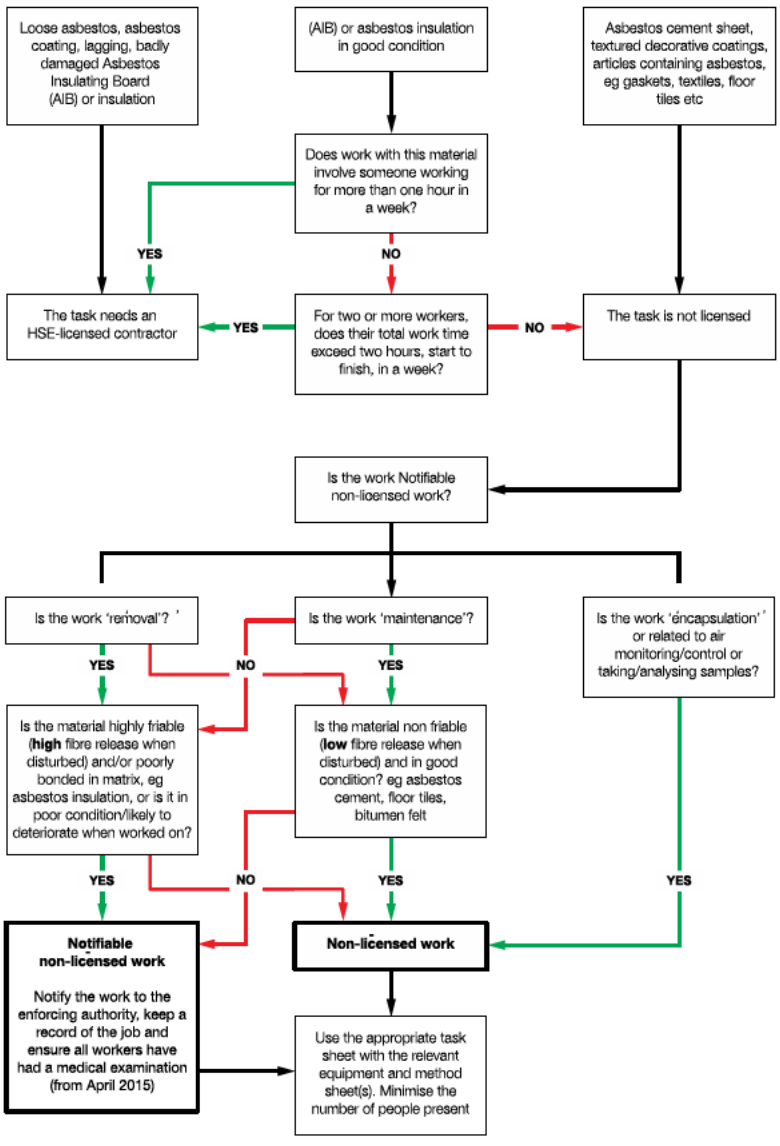
1.14 The Control of Asbestos Regulations 2012 (CAR) applies to most work situations involving risk of exposure to asbestos. CAR requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- If any remedial / removal works are required it should be determined whether the work is licensed, notifiable non-licensed or non-licensed. This has to be determined in each case and will depend on the type of work being carried out, the type of material and its condition (as shown in the decision flow chart below).
    - Some non-licensed work needs to be notified to the relevant enforcing authority.
    - Brief written records should be kept of non-licensed work, which has to be notified e.g. copy of the notification with a list of workers on the job, plus the level of likely exposure of those workers to asbestos. This does not require air monitoring on every job, if an estimate of degree of exposure can be made based on experience of similar past tasks or published guidance.
    - By April 2015, all workers / self-employed carrying out notifiable non-licensed work with asbestos must be under health surveillance by a Doctor. Workers who are already under health surveillance for licensed work need not have another medical examination for non-licensed work. BUT medicals for notifiable non-licensed work are not acceptable for those carrying out licensed work
- Make a written assessment of the risk of exposure from asbestos.
- The Regulations require mandatory training for anyone liable to be exposed to asbestos fibres at work. This includes maintenance workers and others who may come into contact with or who may disturb asbestos as well as those involved in asbestos removal work.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
    - Materials known or presumed to create a risk of exposure to asbestos is repaired or, if necessary removed.

- Materials known or presumed to contain asbestos, but which does not pose a risk of exposure, are maintained in a good state of repair.
- Information about the location and condition of materials known or presumed to contain asbestos are given to anyone likely to disturb them.

Decision flow chart

Use this simple flow chart to help you decide who needs to do the work:



Managing ACMs

Labels and Warning Signs

1.15 It is recommended that labels / warning signs are used to identified materials that contain asbestos, this is particularly applicable in areas subject to regular maintenance activities such as workshops, storerooms and boiler rooms.

1.16 The programme for providing labels and warning signs should be systematic, beginning with the areas that are most readily accessible and where risk from asbestos exposure is greatest.

1.17 The appropriate statutory warning labels are identified in HSG264 (shown below). Signs and labels alone should never be relied upon to provide an adequate warning, prior to any maintenance activities the Asbestos Register must be consulted.



Material Assessment Scores

Materials with a high Material Assessment Score

1.18 High-risk asbestos containing materials are identified in Appendix C (material assessment score of 10 or more). It may be more economical to remove these materials than to attempt in situ remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.

1.19 Loose materials and debris, which can have a medium or low Material Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

Materials with a medium or low Material Assessment Score

1.20 The approach for dealing with the medium and low risk asbestos containing materials identified in Appendix C varies. Recommendations given on a case-by-case basis can be found in appendix B. In most circumstances, the 'manage in-situ' option may be more appropriate, particularly where the material is in good condition, and is unlikely to be disturbed during normal occupancy of the building.

Priority Assessment Scores

1.21 Management / Remedial actions are determined by carrying out an assessment of the likelihood of the ACM being disturbed. The priority scores given are based upon the surveyors opinion regarding the 'normal' occupancy of the building.

1.22 Example of using priority scores: If more than one ACM is identified as requiring remedial action, the order of the remedial works should be determined by the priority assessment score. If multiple items requiring remedial actions have the same priority score, the material assessment score should also be taken into account.

Areas affected by Future Works

1.23 As this survey was of a non-intrusive nature, it does not include breaking into voids / cavities, therefore ACMs which may be hidden in these areas will not appear in this asbestos register. Prior to any refurbishment or demolition it is a requirement to have an intrusive asbestos survey carried out. A Demolition / Refurbishment Asbestos Survey is an asbestos survey which employs the use of intrusive means to access all areas which are affected by the works (within sealed risers, floor voids, wall / ceiling voids etc..).

Internal Arrangements

Training and Communications

1.24 It is mandatory that all employees who are directly or indirectly in control of activities that may affect asbestos-containing materials should receive asbestos awareness training and should have access to the Asbestos Register, or the information contained within it.

Management Responsibility

1.25 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos.
- Controlling the Asbestos Register.
- Liaising with specialist asbestos consultants and contractors.

Asbestos Register

1.26 It is recommended that this report should form the basis of an Asbestos Register. An Asbestos Register is a 'living document' which should be updated regularly to reflect any remedial works, changes of building use etc.

1.27 All ACMs identified should be re-inspected at intervals of six months or annually dependent upon type of ACM and potential for disturbance.

2.0 REFERENCES

(1) HSG264 Asbestos: The Survey Guide
HSE Books

(2) HSG248 Asbestos: The analyst's guide for sampling, analysis and clearance procedures.
Methods for the Determination of Hazardous Materials, HSE Books

(3) HSG227 A Comprehensive Guide to Managing Asbestos in Premises
HSE Books

(4) The Control of Asbestos Regulations 2012

(5) Working with materials containing Asbestos
Approved Code of Practice (CAR 2012)

Appendix A

Results of Laboratory Testing
(Bulk Sample Identification Certificates)

AIRSAFE ANALYTICAL LTD
14 NORMANDY STREET, ALTON, HANTS, GU34 1BX

TEL: 01420 88883 / 89990 email: info@airsafe.org.uk

4376

Certificate of Analysis

Job Number :	AA22883	Date :	11/05/22	Analyst :	RW

Name & Address of Client :	Site Address :
Airsafe Surveys on behalf of :	8 East Street
Rana & Co Ltd	Horsham
20 Cottingham Avenue	
Horsham	
Postcode : RH12 5HU Tel :	Postcode : RH12 1HL

Date Samples Taken :	09/05/22	Certificate Number :	1 of 1
Date Samples Received :	11/05/22	Total Number of Samples :	1
Date of Analysis :	11/05/22	Clients Representative :	AS3550

Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not respons ble for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.
All samples of material, detailed below, have been examined to determine the presence of Asbestos f bres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.

AA Sample Reference	Client Sample Number	Sample Description / Material Type	Fibre Type Detected
B01	B01	Stair nosings	NADIS

NADIS = No Asbestos Detected In Sample

All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.

Job Number :	AA22883	Copy Number :	ONE	Issued to :	Martyn Huddleston
Authorised by :	R. Wren	Date :	11/05/22	Time :	1216
Signature :	[redacted]				

ISSUE NUMBER	10	DATE	APR 2021

This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.

Appendix B

Data Sheets

Sample Ref: B01 **Location:** Stairwell



Material Sampled:	Nosing Strips	
Analysis Result:		No Asbestos Detected
Approximate Quantity:		
Product Type:		
Condition:		
Surface Treatment:		
Material Assessment Score:	**0**	**No Remedial Action Required**
Priority Assessment Score:	**0**	
Remarks / Recommendations:	N/A	

Appendix C

Summary of Findings

Asbestos Register

No	Location	Material Sampled	Asbestos Content	Quantity	M	P
B01	Stairwell	Nosing Strips	No Asbestos Detected	N/A	0	0

M = Material Assessment Score

P = Priority Assessment Score

Appendix D

Asbestos Location Plan

Not Applicable
No Positive Samples Identified.