

Astra UK (Contracts) Ltd

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ASBESTOS REMOVAL AND INSULATION CONTRACTORS
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Invoice No: A/11626/SS

Mr Barry Hefferon
153 Whitstable Road
Faversham
Kent
ME13 8BH

Tax Point: 28th March 2007

INVOICE

Astra Contract No:	S0757
Client Order No:	Instruction from Barry Hefferon to Gary Lawson
Site:	Community Hall, Station Road, Teynham, Kent

Site Inspection & Associated Asbestos Survey Report	400.00
8 No Bulk Samples @ £15.00 each	120.00

Enc:

1 Copy of Survey Report No: AS/0757-T2/SP

Total	520.00
Vat @ 17.5%	91.00
Amount Due	611.00

Terms: 30 Days

Astra UK (Contracts) Ltd

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TYPE 2 - ASBESTOS SURVEY REPORT

Conducted at: - Community Hall
Station Road
Teynham
Kent

Client: 153 Whitstable Road
Faversham
Kent
ME13 8BH

Contact: Mr Barry Hefferon

Surveyor/s: S Peacock for Astra UK (Contracts) Ltd (BOHS P402)

Report Verified By: G Lawson for Astra UK (Contracts) Ltd (BOHS P402)

Date: 23rd March 2007

Survey Reference: AS/0757-T2/SP

Asbestos Surveys & Licensed Asbestos Removal Contractors
Licence No: 4950403843

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1 Introduction

- 1.1 An inspection for asbestos materials was carried out at the premises the Community Hall, Station Road, Teynham, Kent on the 15th March 2007 at the instruction of Mr Barry Hefferon. The inspection covered a single storey building.

Inspection was not carried out in the following areas:

- Areas**
- Switch Gear – Live at the time of the survey
 - Loft Space – Outside the reach of surveyor's ladders
 - Below Stage Area – Restricted Access

1.2 Survey Type and method used:

Type 2 (MDHS 100) Semi-intrusive asbestos survey to locate and describe as reasonably practical, all Asbestos Containing Material (ACM) within the building (Sampling).

1.3 Bulk samples:

- (i) Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos, except items of; roofing felts, glues, and mastics which may contain asbestos. These items fall outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board Fourth Edition 2002.

1.4 Objectives of the survey:

- (i) To identify areas of asbestos containing materials.
(ii) To report location and type.
(iii) Its extent. (*NB. Areas of measurements as expressed by our surveyors within this survey are only approximate, and therefore should not be used for tendering purposes*).

1.5 Restrictions:

- (i) The survey was limited to those areas accessed at the time of the survey
(ii) We have not inspected any areas requiring specialist access outside the reach of the standard size ladder used by the surveyor.
(iii) No access was gained to any live electrical fuse boxes or switchgear.
(iv) Voids, ducts or any similarly enclosed areas which are of solid construction i.e. concrete or brickwork will not have been accessed due to the implications of the stability of the building. Therefore, Astra is unable to report on any asbestos containing materials within these areas.
(v) A limited inspection only, has been carried out of re-lagged services which may have had asbestos removed in the past when the accepted standard was not as high as it is now. Therefore without extensive removal we can not accept the responsibility of any asbestos residue as this is considered outside the scope of the survey.
(vi) Whilst every effort has been made to identify the true nature and extent of asbestos material present in the area/s surveyed, no responsibility can be accepted for the presence of asbestos in any materials other than those analysed.
(vii) We do not assess or incorporate contaminated land risks within our surveys. As such, we have carried out the survey on the basis that the land is not contaminated.

CAVEAT

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore, outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey. However, all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2002) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- Astra UK (Contracts) Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Astra UK (Contracts) Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample

2 Summary.

2.1 Ground Floor

All areas not accessed. Asbestos materials were found as follows:-

- Asbestos Textured Coatings
- Asbestos Vinyl

Materials that were tested and found not to contain asbestos are as follows:-

- Sink Pad
- Textured Coating

Restricted access below stage area

2.2 Loft Space

No Access

2.3 External

All areas accessed. Asbestos materials were found as follows:-

- Asbestos Cement

Please refer to the asbestos register for full details

3.0 Recommendations

On refurbishment contracts asbestos materials should be removed from the structure so far as reasonably practicable, before work begins. Asbestos identified by the survey should be dealt with as indicated:

3.1 Asbestos Textured Coatings

Asbestos textured coatings (Artex) should be removed carefully under controlled condition. Personal protective equipment should be used by operatives.

Considered Recommendation: **Label & Manage**

3.2 Asbestos Floor Tiles

Asbestos floor tiles should be removed intact and carefully with out damage, personal protective equipment should be worn by operatives.

Considered Recommendation: **Repair & Manage**

3.3 Asbestos Cement

Asbestos cement should be removed intact and carefully without damage. Personal protective equipment should be worn by operatives.

Considered Recommendation: **Label & Manage**

Note:

An inspection must be carried out annually to monitor the condition of the *managed* items.

4.0 Material Assessment Algorithm

The four main parameters which will determine the amount of fibre release from the ACM when subject to a standard disturbance are:-

- **Product Type**

- 1 - Low Friability.

- Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, asbestos cement etc.)

- 2 - Medium friability.

- Asbestos insulation board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes, woven textiles, paper & felt

- 3 - High friability.

- Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

- **Extent of Damage/Deterioration**

- 0 - Good condition with on 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 fibres.

- **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 enclosed lagging or sprays.

- 3 - Unsealed lagging or sprays.

- **Asbestos Type**

- 1 - Chrysotile. (White)

- 2 - Amphibole asbestos excluding Crocidolite (Brown)

- 3 - Crocidolite (Blue)

Each parameter is scored as: high = 3, medium = 2 or low = 1; two categories allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12

Material Assessment Table

Add together the four scores to produce a total:

Total Score & Categories:

Category A:	Score	10-12	High potential to release fibres.
Category B:	Score	7-9	Medium potential to release fibres
Category C:	Score	5-6	Low potential to release fibres.
Category D:	Score	2-4	Very low potential to release fibres
Category E:	Score	0	No asbestos detected.

5 Asbestos Register

A register must be maintained of asbestos located in buildings. All maintenance and other building work will only be authorised subject to an assessment to identify the implications for the integrity of existing asbestos materials.

5.1 Category A:

Risk Scoring: 10-12

Management Regime

High probability of significant contamination from the asbestos. Immediate action may be required, such as isolation or evacuation of the location, provision of barriers, use of permit to work Systems. Ultimate action is likely to be REMOVAL Assessment of current exposure using air monitoring may be required

Risk assessment: High

Recommended Action: Removal

5.2 Category B:

Risk Scoring: 7-9

Management Regime

Labelling (affixing of warning labels)

Encapsulation (if appropriate)

Inspection (annually)

There is a potential for significant releases and a programme for removal should be planned within the foreseeable future. Within the meantime some emergency repairs may be needed.

Risk assessment: Medium

Recommended Action: Encapsulate/repair, label, permit to work system

5.3 Category C:

Risk Scoring: 5-6

Management Regime

Labelling (affixing of warning labels)

Encapsulation (if appropriate)

Inspection (annually)

There is a low risk from the asbestos and any removal can be planned within an appropriate management budget framework, we recommend inspections annually for damage or deterioration. Remove within the foreseeable future.

Risk assessment: Medium

Recommended Action: Encapsulate/repair, label, permit to work system

5.4 Category D:

Risk Scoring: 2-4

Management Regime

Labelling (affixing of warning labels)

Encapsulation (if appropriate)

Inspection (annually)

Management of the asbestos materials present where they are not in poor condition or vulnerable to damage, must be removed prior to refurbishment projects.

Risk assessment: Low

Recommended Action: Label and Manage

5.5 Category E:

No asbestos materials detected

ASBESTOS REGISTER**PREMISE: Community Hall, Station Road, Teynham, Kent****SURVEY No: AS/0757-T2/SP****SURVEY DATE: 15th March 2007**

Location / Room	Material Sampled	Sample / Photo No:	Approx Extent	Product Type	Condition / Damage	Surface Treatment	Asbestos Type	Personnel Accessibility	Risk Score Category	Considered Action Required
<u>Ground Floor</u>										
Kitchen Adj. The Gents Toilets	Sink Pad	P 01 S 01							0 Category E	No Action Required
Main Hall RHS	Textured Coating Applied to Ceiling	P 02 S 02							0 Category E	No Action Required
Store Room	Textured Coating Applied to Ceiling	P 03 S 03	8m ²	1	1	1	1	Moderate	4 Category D	Label & Manage
Office	Textured Coating Applied to Ceiling	P 04 S 04	12m ²	1	1	1	1	Moderate	4 Category D	Label & Manage
Office	Floor Tiles	P 05 S 05	12m ²	1	1	0	1	High	3 Category D	Repair & Manage
<u>External</u>										
Entrance Porch	Soffit Panels	P 06 S 06	4m ²	1	1	1	1	Moderate	4 Category D	Label & Manage
Roof	Rain Water Goods	P 07 S 07	75m	1	1	1	1	Moderate	4 Category D	Label & Manage
Roof	Corrugated Sheets	P 08 S 08	340m ²	1	1	1	1	Moderate	4 Category D	Label & Manage

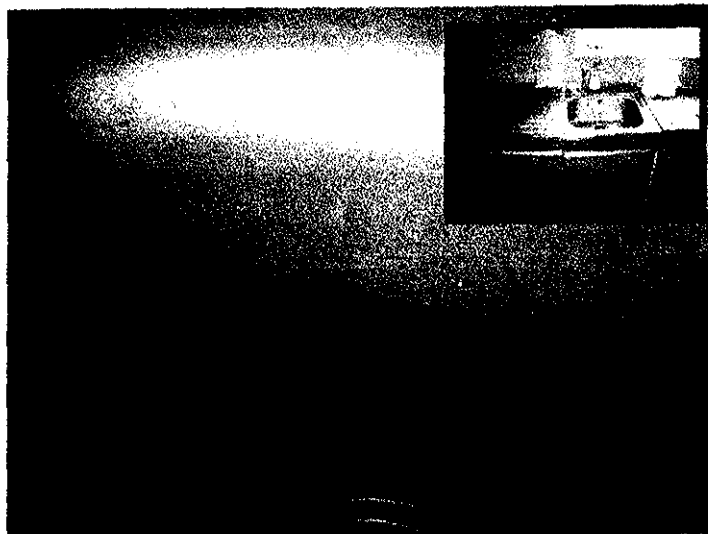


PHOTO 01

Kitchen Adj. Gents Toilets

Sink Pad

Sample No. 01

No Asbestos Detected



PHOTO 02

Main Hall - RHS

Textured Coating Applied To Ceiling

Sample No. 02

No Asbestos Detected

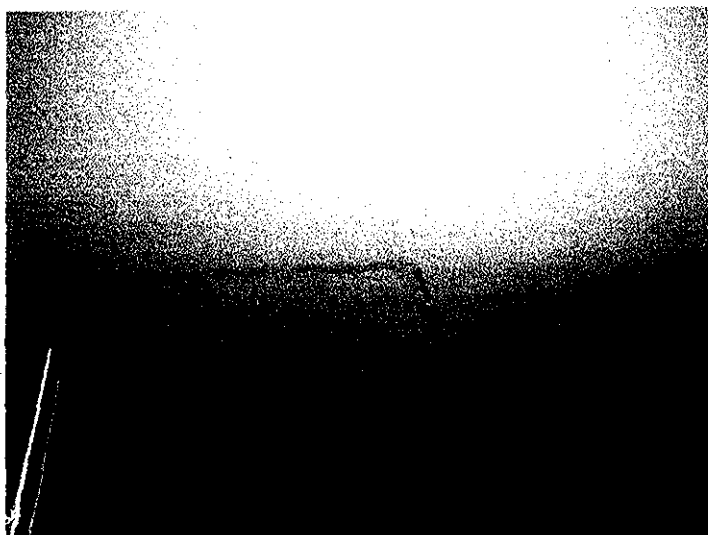


PHOTO 03

Store Room

Textured Coating Applied To Ceiling

Sample No. 03

Chrysotile

Asbestos Textured Coating

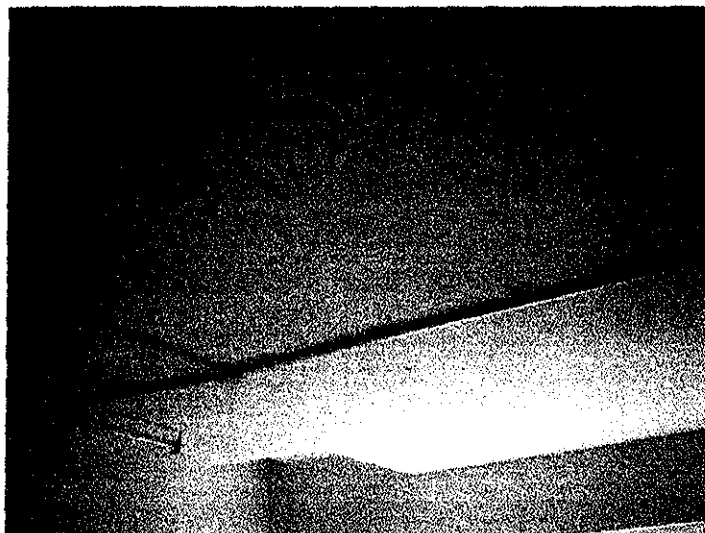


PHOTO 04

Office

Textured Coating Applied To Ceiling

Sample No. 04

Chrysotile

Asbestos Textured Coating



PHOTO 05

Office

Floor Tiles

Sample No. 05

Chrysotile

Asbestos Vinyl



PHOTO 06

External – Entrance Porch

Soffit Panels

Sample No. 06

Chrysotile

Asbestos Cement



PHOTO 07

External

Rain Water Goods

Sample No. 07

Chrysotile

Asbestos Cement



PHOTO 08

External - Roof

Corrugated Sheets

Sample No. 08

Chrysotile

Asbestos Cement

Astra UK (Contracts) Ltd

Ref: AS/0757-T2/SP

APPENDIX 1

BULK SAMPLE RESULTS



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ASTRA UK CONTRACTS LTD
Address:	5 IVY COURT HACKINGTON ROAD TYLER HILL CANTERBURY KENT CT2 9NP
Attention:	STEVE PEACOCK
Site Address:	COMMUNITY HALL STATION ROAD TEYNHAM KENT
Date sample taken:	UNKNOWN
Date sample received:	16/03/07
Date of Analysis:	16/03/07

Analysis Report No.	SCO/07/7119
Report Date.	16/03/07
Site Ref No.	SO 757-T2
Page No.	1 Of 1
No. of Samples:	8
Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Samples shown as COLLECTED have been sampled using Scopes Asbestos Analysis Services Limited documented "In-house" method for sampling

CLIENT SAMPLE No.	SCOPES SAMPLE	Sample Location	Fibre Type Detected
SO 757-T2 01	1	KITCHEN ADJ GENTS TOILET-SINK PAD	NADIS
SO 757-T2 02	2	MAIN HALL RHS-TEXTURED COATING TO CEILING	NADIS
SO 757-T2 03	3	STORE ROOM-TEXTURED COATING TO CEILING	CHRYSTOTILE
SO 757-T2 04	4	OFFICE-TEXTURED COATING TO CEILING	CHRYSTOTILE
SO 757-T2 05	5	OFFICE FLOOR TILE	CHRYSTOTILE
SO 757-T2 06	6	EXTERNAL ENTRANCE PORCH-SOFFIT PANEL	CHRYSTOTILE
SO 757-T2 07	7	EXTERNAL ROOF-RAIN WATER GOODS	CHRYSTOTILE
SO 757-T2 08	8	EXTERNAL ROOF-CORRUGATED SHEETS	CHRYSTOTILE

KEY: NADIS - No Asbestos Detected in Sample

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

Analysed by:	S BOLTON	Authorised signatory:	
		Print name:	C.BOLTON - ADMINISTRATION MANAGER

BULK 001-VER 4 22-NOV-05-QCM