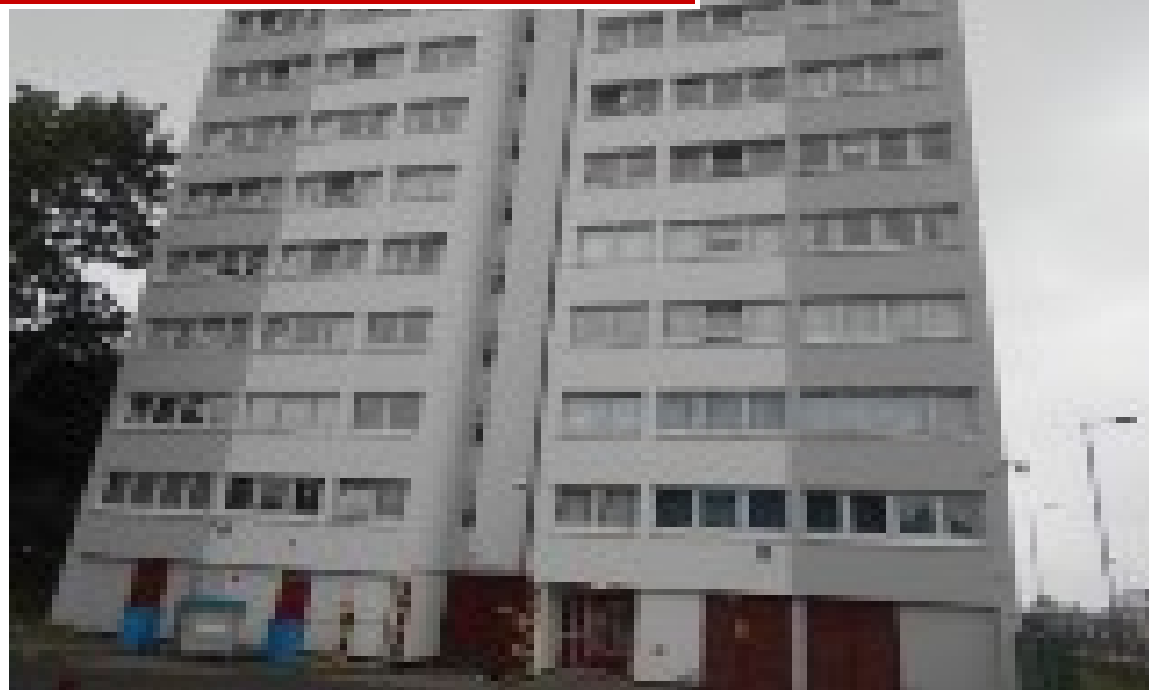


# Solihull Community Housing

## Asbestos Refurbishment & Demolition Survey Report

**Dillington House  
Moorend Avenue  
Chelmsley Wood  
B37 5TD**



**Date of Report:** 15 Aug 2014

**Survey Ref:** 149630003Q

## Refurbishment and Demolition Asbestos Survey Report

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## AUTHORISATION


<b>Report Status:</b>		ISSUED 15 Aug 2014	
<b>Report Reference:</b>		I49630003Q	
<b>Name</b>		<b>Signature</b>	<b>Date</b>
<b>Surveyor:</b>	John Noonan		13 Aug 2014
<b>Compiled by:</b>	Kirsty Lowde		15 Aug 2014
<b>Reviewed by:</b>	Dave Cox		15 Aug 2014


- This report has been prepared within the quality management system of DMW Environmental Safety Ltd.
- It complies with all current HSG264 requirements.

## 2.0 Summary Table

The following table **details** the key findings and associated recommendations for each of the samples taken. Further details are contained in the various Data Sheets in Appendix A.  
Text in green denotes negative asbestos samples.

Site I.D:	I49630003Q	Name of Client:	Solihull Community Housing	Date of Survey:	13 Aug 2014
Lead Surveyor:	John Noonan	Name of Property:	Dillington House		
NEGATIVE ASBESTOS SAMPLE- Samples Taken			Asbestos Type: NAD = No Asbestos Detected		

Sample No.	001	Building (Floor)	Main Building (Roof)	Comments	
Room Area	Lift Motor Room	Description of Location	Lift Motor		
Product Description	Flash Pad	Asbestos Type	No Asbestos Detected		
Approx Quantity	1.00m2	HSE Notifiable	N/A		

Sample No.	003	Building (Floor)	Main Building (Ground to Eighth Floor)	Comments	
Room Area	Lift Shaft	Description of Location	Panel		
Product Description	Bitumen	Asbestos Type	No Asbestos Detected		
Approx Quantity	2.00m2	HSE Notifiable	N/A		

## Executive Summary

This **refurbishment/demolition survey** has been carried out to the areas to be affected by proposed refurbishment and demolition works at **Dillington House Moorend Avenue, Chelmsley Wood, B37 5TD** in accordance with the requirements of Regulation 4 'The Duty to Manage Asbestos' in non-domestic buildings of the Control of Asbestos Regulations 2012. The extent of the survey included the examination of each room, cupboard, duct case, beam boxing, wall/ceiling/floor construction and all roof voids where accessible. All rooms within the building(s) have been entered and checked for asbestos containing materials unless otherwise stated. All rooms are of either brick, block work, stone, flint, plasterboard to studwork, plaster on laths, ply, wood or fibreboard construction or a combination of any of the said items unless otherwise identified as asbestos.

Building Reference	Asbestos Found	Total number of ACM's Found	Total number of Asbestos Assumed
Main Building	No	0	0

Removal Summary		
Number of Licensable Materials (Removal only by a licensed asbestos removal contractor)	Number of Non Licensable Materials (Removal by a Licensed asbestos removal contractor or a suitably trained general contractor)	Number of Notifiable Non Licensable Materials (Removal by a Licensed asbestos removal contractor or a suitably trained general contractor)
0	0	0

### 3.0 Introduction

We have no previous history of the site before the client occupied the area.

#### Scope and Purpose

- 3.1 Solihull Community Housing** has commissioned **DMW Environmental Safety Ltd** to undertake a Refurbishment and Demolition Asbestos Survey of **Dillington House Moorend Avenue, Chelmsley Wood, B37 5TD**. The aim of the survey was to locate and identify the presence of ACM's and is limited to those areas only that are to be subject to disturbance during proposed refurbishment and demolition works. This report provides a record of ACM's and is based on information made available on **13 Aug 2014**. NB – machinery, floor slabs, below ground drainage, foundations and hardstandings to the premises have not been penetrated or accessed.

#### **Refurbishment and Demolition Survey - Full Access sampling and identification survey (pre-demolition/major refurbishment survey)**

A full-access intrusive asbestos survey, to include investigations into reasonably accessible sealed voids and the fabric of the building.

This survey shall include breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos. This is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged. A Refurbishment and Demolition survey shall only be carried out if safe to do so - for example if there are live services inside a building, Refurbishment and Demolition access may not be possible to certain areas and may require a further visit in the future.

This survey type shall result in a more accurate survey, but will again take more time and hence entail a greater cost. In addition, an asbestos register is not included in this type of survey, as it is presumed that all asbestos materials identified are to be removed to facilitate demolition/refurbishment works. There is still a chance that some asbestos containing material may not be identified if they are in sealed voids or highly inaccessible areas. These may only be found at the time of demolition/refurbishment.

This particular survey comprised a **Refurbishment and Demolition Full Access Survey** and carried out in accordance with the Health and Safety Executive's guidance document HSG264 and DMW Environmental Safety Ltd's standard Terms and Conditions. This means that:

- As far as reasonably practicable we have located and described all ACM's in all reasonably accessible areas of the building likely to be disturbed.
- A sampling programme was undertaken to identify possible ACM's
- A record of the ACM's is produced.

**3.2** The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who will be working at **Dillington House Moorend Avenue, Chelmsley Wood, B37 5TD** are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan for the removal of ACMs. Prior to commencement of work.

**Other Health & Safety Regulations**

**3.3** Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

**3.4** Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve removal of asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to all personnel

**3.5** This report can be used as a reference to assist the client in fulfilling its duties and obligations under present regulatory framework.

### Sources of Data

- 3.6 No information was available from the client concerning the location of asbestos-containing materials within the buildings on the site.

### *Inspection, sampling and testing*

- 3.7 **DMW Environmental Safety Ltd** carried out an inspection of the buildings on **13 Aug 2014**. 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.
- 3.8 Based on the findings of the inspection, **2** representative bulk samples of materials suspected of containing asbestos were recovered from the site on **13 Aug 2014**. 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, published by the Health & Safety Executive.
- 3.9 Analysis of the recovered samples was carried out by in accordance with HSG248 Asbestos: The Analysts Guide, published by the Health & Safety Executive. are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.
- 3.10 The results of the laboratory testing for all recovered samples are presented at Appendix B.

### Typical sources considered

- 3.11 The inspection work undertaken by **DMW Environmental Safety Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.
- 3.12 Asbestos has been added to many different building materials over the past century to improve their thermal, insulation and strength properties. The commercial use of asbestos began in the late nineteenth century and increased steadily until the 1940s. After World War II, asbestos was used extensively in buildings, particularly during the 1950s, 1960s and 1970s.
- 3.13 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.
- 3.14 The site drawing and data sheets may show that some rooms contain no entry of samples taken. This means that from past history of ACM's and the experience of the surveyor it is deemed that no visual ACM's were found in that room. It will be accepted that all rooms will have been examined for ACM's during this survey unless they are identified as excluded from the survey.



## Figures

**3.15** Figure 1 presented at the beginning of this document shows the locations of all of the samples that were recovered for testing purposes. Where the laboratory analysis for a particular sample (as shown in Appendix B) identifies the presence of asbestos, the corresponding sample location is shown on the relevant Figure in red. Conversely, where a laboratory analysis indicates that asbestos is not present in the sample, the sample location is shown on the relevant Figure in green. Material considered to contain asbestos where no laboratory analysis has been carried out is identified in yellow. The locations of all materials that were sampled/identified during the survey are shown in Figure 1.

## Data Sheets

The data sheets in Appendix A summarise the information obtained from the inspection, sampling and testing work carried out. The information provided on the Data Sheets includes:

- A photograph of the material and identifying sample reference number
- A Material Assessment Score
- Approximate quantities of the sampled material where positive
- Details of the product type and its condition

In accordance with HSG264 no occupant activity, disturbance, exposure, maintenance or future management details are included on the data sheets for Refurbishment and Demolition Surveys as it is presumed that all asbestos containing materials will be removed as part of the planned demolition or refurbishment works.

The reader is reminded of the significance of the colour coding that is adopted on the Data Sheets, as follows:

<b>Red</b>	Laboratory analysis shows that <b>asbestos is present</b> in the recovered sample.
<b>Yellow</b>	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is <b>considered likely that asbestos is present</b> .
<b>Green</b>	Laboratory analysis shows that <b>asbestos is not present</b> in the recovered sample.

### **Product Type**

**3.19** The **Product Type** or product debris is classified into one of the following:

- 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 board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt.
- 3 Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

### **Condition**

**3.20** The **Condition** of materials containing asbestos is classified into one of the following:

- 0 Material that is intact, without damage or disturbance - good condition is generally achieved in moulded, encased or preformed products, where the moulding has not been damaged, cracked or broken. A good condition would normally be assigned to pipe lagging or asbestos insulating board that is fully sealed, and may also be assigned where an asbestos material has been over-clad or encapsulated with a resistant covering of non-asbestos material
- 1 Only minor damage, scratches or surface marks; no damaged material has fallen off or broken away. Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
- 2 Medium damage, disturbed or broken material, giving rise to visible loose asbestos fibres
- 3 High degree of damage, disturbed or broken material giving rise to visible asbestos debris. Some material has become detached from the parent material.

- 3.21** It should be noted that the surface treatment of the material would also affect its condition. For example, asbestos insulation board that has received a layer of paint will be less likely to release fibres than unpainted asbestos insulation board.

#### **Surface Treatment**

- 3.22** The **Surface Treatment** of asbestos-containing material is an important indicator of risk, since it determines the amount of asbestos fibre that would be released into the atmosphere if the material were to be disturbed. The **Surface Treatment** of asbestos material is classified as follows:

- 0 Asbestos fibres are well bonded and difficult to remove. Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, etc
- 1 Asbestos fibres are enclosed by sprays or lagging. Asbestos insulation board with painted or encapsulated surfaces. Asbestos cement sheeting. Textured Coatings
- 2 The asbestos-containing material is unsealed asbestos insulation board or consists of encapsulated lagging or sprays.
- 3 The asbestos-containing material is unsealed lagging or sprays

#### **Asbestos Type**

- 3.23** For the purpose of the risk assessments described here, the **Asbestos Type** is classified as follows:

- 1 Chrysotile
- 2 Amphibole excluding Crocidolite
- 3 Crocidolite

### **Material Assessment Score – Positive Samples only**

**3.24** The Material Assessment Score is derived by adding together the above classification numbers and assigning the scores High, Medium and Low as follows:

<b>High</b>	<b>Material Assessment Score of 10 or more.</b> The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.
<b>Medium</b>	<b>Material Assessment Score of between 7 and 9.</b> The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Material Assessment Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.
<b>Low</b>	<b>Material Assessment Score of between 5 and 6.</b> The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Assessment Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Material Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.
<b>Very Low</b>	<b>Material Assessment Score of 4 or less.</b> The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

#### **4.0 Caveats**

- 4.1** All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Whilst every attempt has been made to sample representative potential asbestos containing materials it has not been possible or practical in terms of time and expense to sample every panel, pipe, ceiling or partition and it may be possible that other undetected ACM's may be present in the building. 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
- 4.2** 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.
- 4.3** The surrounding ground, concrete aprons or hardstandings including soil and substrata are excluded from the report unless specifically requested by the client.
- 4.4** 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.
- 4.5** All measurements given are approximate and should be used for guidance purposes only.

#### **Refurbishment and Demolition Surveys**

This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every reasonable effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. As this building is to undergo major refurbishment and demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

## 5.0 References

- (1) **HSG264: The Survey Guide.** *HSE Books.*
- (2) **HSG248: Asbestos : The analysts guide for sampling, analysis and clearance procedures.**  
*HSE Books*
- (3) **The Asbestos (Licensing) Regulations 1983**  
*A Guide to the Asbestos (Licensing) Regulations 1983 as amended (second edition) HSE Books*
- (4) **A Comprehensive Guide to Managing Asbestos in Premises**  
*HSG 227, HSE Books*
- (5) **The Control of Asbestos Regulations Regulations 2012**  
*The Stationary Office*
- (6) **Asbestos Essentials – A task manual for building, maintenance and allied trades on non-licensed asbestos work**  
*HSG210, HSE Books*

# Appendix A

## *Data Sheets*

Building	Floor	Room	Location		
Main Building	Roof	Lift Motor Room	Lift Motor		
Description	Brake lining to lift motor (Even Lift) Concrete walls, floor, ceiling and external walls, timber door, modern electrics to wall, lift control units x2 were manufactured in 1993.				
MATERIAL ASSESSMENT					SCORE
Product Type	Flash Pad	Extent of Damage	Low damage		-
Asbestos Type	No Asbestos Detected	Surface Treatment	Unsealed (3)		
PRIORITY ASSESSMENT					SCORE
Occupant Activity	Not Applicable	Extent / Amount	1.00 m2		-
Accessibility	Occasionally disturb	Location	Not Applicable		
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable		
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable		
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable		
MANAGEMENT ACTION					SCORE
Recommendation	NO ACTION REQUIRED				-
Recommendation Due		Next Inspection	None		
Apply Labels	No	Permit to Work Required	No		
Survey Type	Refurb/Demo	Lead Surveyor	John Noonan		
Survey Date	13 Aug 2014	UKAS Laboratory	DMW Environmental Safety Ltd / [D-72945]		
Site Reference		Licensed Material	N/A	Notifiable Non Licensed Work	N/A

## SAMPLE REFERENCE 001



## SURVEYORS COMMENTS

Asbestos not detected in Sample



Building	Floor	Room	Location		
Main Building	Roof	Lift Motor Room	Lift Motor		
Description	Brake lining to lift motor (Odd Lift) Concrete walls, floor, ceiling and external walls, timber door, modern electrics to wall, lift control units x2 were manufactured in 1993.				
MATERIAL ASSESSMENT				SCORE	
Product Type	Flash Pad	Extent of Damage	Low damage		-
Asbestos Type	No Asbestos Detected	Surface Treatment	Unsealed (3)		
PRIORITY ASSESSMENT				SCORE	
Occupant Activity	Not Applicable	Extent / Amount	1.00 m2		-
Accessibility	Occasionally disturb	Location	Not Applicable		
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable		
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable		
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable		
MANAGEMENT ACTION				SCORE	
Recommendation	NO ACTION REQUIRED				-
Recommendation Due		Next Inspection	None		
Apply Labels	No	Permit to Work Required	No		
Survey Type	Refurb/Demo	Lead Surveyor	John Noonan		
Survey Date	13 Aug 2014	UKAS Laboratory	NOT SAMPLED (Cross Referenced)		
Site Reference		Licensed Material	N/A	Notifiable Non Licensed Work	N/A

## SAMPLE REFERENCE 002



## SURVEYORS COMMENTS

**No Asbestos Presumed in Sample**

Building	Floor	Room	Location		
Main Building	Ground to Eighth Floor	Lift Shaft	Panel		
Description	Accoustic pads to external panels of even lift, concrete flooring, walls and ceiling, metal door				
MATERIAL ASSESSMENT					SCORE
Product Type	Bitumen	Extent of Damage	Low damage		-
Asbestos Type	No Asbestos Detected	Surface Treatment	Composite materials		
PRIORITY ASSESSMENT					SCORE
Occupant Activity	Not Applicable	Extent / Amount	2.00 m2		-
Accessibility	Occasionally disturb	Location	Not Applicable		
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable		
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable		
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable		
MANAGEMENT ACTION					SCORE
Recommendation	NO ACTION REQUIRED				-
Recommendation Due		Next Inspection	None		
Apply Labels	No	Permit to Work Required	No		
Survey Type	Refurb/Demo	Lead Surveyor	John Noonan		
Survey Date	13 Aug 2014	UKAS Laboratory	DMW Environmental Safety Ltd / [D-72945]		
Site Reference		Licensed Material	N/A	Notifiable Non Licensed Work	N/A

## SAMPLE REFERENCE 003



## SURVEYORS COMMENTS

**Asbestos not detected in Sample**

Building	Floor	Room	Location		
Main Building	Ground to Eighth Floor	Lift Shaft	Panel		
Description	Acoustic pads to external panels of odd lift, concrete flooring, walls and ceiling, metal door				
MATERIAL ASSESSMENT					SCORE
Product Type	Bitumen	Extent of Damage	Low damage		-
Asbestos Type	No Asbestos Detected	Surface Treatment	Composite materials		
PRIORITY ASSESSMENT					SCORE
Occupant Activity	Not Applicable	Extent / Amount	2.00 m2		-
Accessibility	Occasionally disturb	Location	Not Applicable		
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable		
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable		
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable		
MANAGEMENT ACTION					SCORE
Recommendation	NO ACTION REQUIRED				-
Recommendation Due		Next Inspection	None		
Apply Labels	No	Permit to Work Required	No		
Survey Type	Refurb/Demo	Lead Surveyor	John Noonan		
Survey Date	13 Aug 2014	UKAS Laboratory	NOT SAMPLED (Cross Referenced)		
Site Reference		Licensed Material	N/A	Notifiable Non Licensed Work	N/A

## SAMPLE REFERENCE 004



## SURVEYORS COMMENTS

**No Asbestos Presumed in Sample**

