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Armstrong York
Asbestos Environmental Ltd

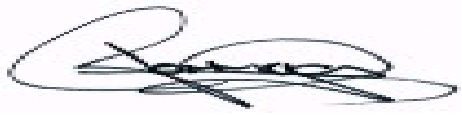
Management Survey
Survey Report



50-61 Blenheim Gardens,
SW2 5DA

On Behalf Of:
London Borough of Lambeth (Lambeth Living)
Hambrook House
Brixton
London
SW2 5RW

Technical Review By:	
Name:	Luke Emons
Position:	Admin/Surveyor
Signed:	

Surveyors Authorisation:	
Authorised	Yes
Name:	James Corrigan
Position:	Surveyor
Signed:	

If either the technical review and surveyors authorisation have not been completed this survey is a draft only

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1 Survey Details

Armstrong York was commissioned by **London Borough of Lambeth (Lambeth Living)** to undertake a **Management Survey (with MA only)** asbestos survey at:

50-61 Blenheim Gardens,
SW2 5DA

Date of survey: **1 Jun 2013**
Surveyor(s): **James Corrigan**

Report authorised by:
Report date: **6 Jun 2013**

The buildings and areas included in this survey are: **extenal01**

Buildings and areas excluded from this survey are: **None.**

Survey Notes

Scope of Works: management to communal areas, boiler houses, hostels and sheltered accomodation
Internal notes: N/A
External notes: communal area only

Executive Summary

Armstrong York was commissioned by **London Borough of Lambeth (Lambeth Living)** to undertake a **Management Survey (with MA only)** asbestos survey at:

50-61 Blenheim Gardens,
SW2 5DA

Date of survey: **1 Jun 2013**
Surveyor(s): **James Corrigan**
Report date: **6 Jun 2013**

The buildings and areas included in this survey are: **houses. extenal01**

Buildings and areas excluded from this survey are: **None.**

Areas of "No Access" within the survey are noted below:

Building	Location	Area/item	Reason

There were no results found.

The following items were of limited access and caution should be applied when working in these areas:

Areas/Items of Limited Access:

Building	Location	Area/item	Reason	Item No

There were no results found.

Asbestos Containing Items and recommendations are noted in the table below:

Sample Ref No.	Photo/ UID No.	Area/ Building	Floor	Room/Item & Location	Extent/ Amount	Asbestos Type	Recommendations
JC000199	1	50-61Blenheim Gardens	E - External	extenal01 01 Asbestos Cement external wall tiles extenal	<1000m²	Chrysotile	C - Manage and Monitor

2 Asbestos Register

Material assessment algorithm

Material Assessment	Score	Examples of scores
Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing
Damage/Condition	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 delamination of materials, sprays and thermal insulation. Visible asbestos debris.
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, textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

Score	Potential to release asbestos fibres
10 or More	High
7 - 9	Medium
5 - 6	Low
4 or less	Very Low

Likelihood of disturbance	Score	Score meaning
Location	0	Outdoors
	1	Large Rooms
	2	Rooms up to 100m2
	3	Confined Spaces
Extent/Amount	0	Small amounts
	1	<=10sqM or <= linearM
	2	>10sqM to <=50sqM or linearM
	3	>50sqM or >50 linearM
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed

2 Asbestos Register

Sample Ref No.	Register /Item No.	Area/ Building	Floor	Room/Item & Location	Extent	Likelihood of Disturbance		Material Assessment				Material Assessment Score (2-12)	Recommendations
						Amount	Accessibility	Product Type (1-3)	Damage/ Condition (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)		
JC000199	1	50-61Blenheim Gardens extenal01 01	E - External	1 external wall tiles Outdoors	<1000m²	>50m^2 or >50m pipe run (3)	Usually inaccessible or unlikely to be disturbed (0)	Asbestos Cement (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	C - Manage and Monitor

3 Non-Accessed Areas/Items

The following items were not accessed and must therefore be presumed to contain asbestos until proven otherwise:

Areas/Items Not Accessed:

Areas of "No Access" within the survey are noted below:

Building	Location	Area/item	Reason

There were no results found.

The following items were of limited access and caution should be applied when working in these areas:

Areas/Items of Limited Access:

Building	Location	Area/item	Reason	Item No

There were no results found.

4 Non-Asbestos Register

Sample Ref No.	Register /Item No.	Area/ Building	Floor	Room/Item & Location	Extent	Likelihood of Disturbance		Material Assessment				Material Assessment Score (2-12)	Recommendations
						Amount	Accessibility	Product Type (1-3)	Damage/ Condition (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)		

There were no results found.

5 Material Assessment Records

Building	**houses (50-61Blenheim Gardens)**	**UID/Photo no. 1**
Location	**E - External extenal01 - 01**	
Sample Number	**JC000199**	
Description	**external wall tiles extenal**	
Extent	**<1000m²**	
Product type	**Asbestos Cement**	
Condition	**Good Condition**	
Surface treatment	**Surface Sealed**	
Asbestos type	**Chrysotile**	
Material score	**3**	
Accessibility	**Usually inaccessible or unlikely to be disturbed**	
Initial risk assessment	**Very Low**	
Recommendation	**C - Manage and Monitor**	
Room Comments	**Not applicable**	
Sample Comments		

6 Bulk Identification Certificate

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Analysis Location	Barking

Client:	London Borough of Lambeth (Lambeth Living)
Address:	Hambrook House, Brixton, London
Attention	Paul Kendrick
Site Address:	50-61 Blenheim Gardens
Date sample taken:	03/06/2013
Date sample received:	04/06/2013
Date of Analysis:	05/06/2013

Analysis Report No:	J007123
Report Date:	1 Jun 2013
Site Ref No:	100021813571
No. of Samples:	1

Samples of material referenced below have been examined to determine the presence of asbestos fibres using Armstrong-York Asbestos Environmental Limited in house method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSEâ€™s HSG 248. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. Armstrong York Asbestos Environmental Limited is not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Armstrong York Asbestos Environmental Limited cannot be held responsible for the interpretation of the results shown.

CLIENT SAMPLE No.	Item No.	Sample Location/ Description: (Any Record of; location or Description of Sample, is outside the scope of our accreditation for the identification of asbestos.)	Fibre Type Detected
JC000199	1	extenal01 01 external wall tiles	Chrysotile

KEY: NAD â€“ No Asbestos Detected
Note: All samples will be retained for a minimum of 6 Months

Analysed by:	Mourad Lamrani	Authorised signatory:	
Samples taken by:	James Corrigan	**Survey completed by:**	James Corrigan

Analysed at: Main Laboratory – 64 River Road Barking Essex – Mobile Laboratory (Insert Post Code)
Armstrong York Asbestos Environmental Ltd, 64 River Road, Barking, Essex, IG11 0DS – Tel: 0870 3500 375 – Fax: 0870 3500 376 – Reg No. 4663503
Registered Office; No. 1 Royal Terrace, Southend-on-Sea, Essex, SS1 1EJ

7 Objectives & Techniques

Survey Objectives

1. To undertake a Management Survey (with MA only) survey of the site detailed following the guidelines as detailed in HSG264 Asbestos - The survey guide and our UKAS accredited procedures. The purpose and procedures of this survey was to inspect all accessible areas within the scope of the survey and to take representative samples of any suspect materials identified. The survey included the inspection of any voids present to the site only where the voids could be accessed without causing damage to the fabric of the building.
2. To undertake a risk assessment of all suspect materials identified to enable the Client to formulate an Action Plan as in conformance with the Health & Safety Executive's guidance document HSG227.
3. To produce a report, in a database format, detailing all identified and presumed asbestos containing materials, which includes a Site Plan showing their location and data sheets detailing their risk assessments and showing a photograph of the material in-situ.

Survey Technique

1. Each room/area within the scope of this survey was intrusively accessed (including the fabric of the building), to assess whether or not suspect materials that could potentially contain asbestos fibres are present.
2. Representative samples of suspect materials identified were taken and returned to our Laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248 and our UKAS accredited procedures.
3. Where for safety reasons (i.e. height restrictions, etc) or other physical restrictions a suspect material could not be physically sampled the material was presumed to contain asbestos and noted as such at the time of the survey. All presumed asbestos materials should be treated as containing asbestos as part of the Asbestos Management Plan until subsequent sampling and analysis deem otherwise.
4. Where access could not be gained into a room/area at the time of the survey this is recorded as 'No Access'. Areas identified as being No Access should be treated as containing asbestos containing materials as part of the Asbestos Management Plan until subsequent inspection deems otherwise.
5. Where access could not be fully gained into an area due to safety reasons (e.g. non boarded loft spaces) or due to physical restrictions at the time of the survey this is recorded as 'Limited Access'. We cannot guarantee that all asbestos containing materials have been identified in areas identified as being Limited Access and these areas should be treated as the same as No Access areas for the purposes of the Asbestos Management Plan although some identified asbestos materials may be recorded for these areas were access to the material could be achieved.
6. Where access could not be gained into installations within an area (e.g. electrical boxes, risers, etc) at the time of the survey this is recorded as 'No Access' within the data sheet for that survey. Installations identified as being No Access should be treated as containing asbestos containing materials as part of the Asbestos Management Plan until subsequent inspection deems otherwise.
7. Where a material type is present in more then one number to a location only one or two samples of the material was taken and it was assumed that other visually similar material types present in that location were of an identical composition.
8. Where a material type previously sampled in one location is visually identified as being present to other locations it was strongly presumed that these installations are of the same composition as the one sampled which was recorded as being 'AS Sample XX'
9. Where refurbishment or Demolition surveys are undertaken the full risk assessment and scope of works needs to be identified and incorporated within the contract review document.

8 Caveats

Survey Caveats

1. During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the scope of the survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
2. If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
3. The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
4. The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
5. Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
6. This report details the findings of the survey on the date(s) the investigation took place.
7. Air Monitoring will be undertaken after a survey based upon client request or risk assessment.
8. All known cavities/voids/plant etc were accessed unless specifically requested during the initial contract review.
9. Glossary of Terms: NAD - No Asbestos Detected, NAVD - No Asbestos Visually Detected, AC - Asbestos Cement, AIB - Asbestos Insulation Board

9 Survey Recommendations

Survey Recommendations

Any materials identified within this report which may be disturbed during works must be removed prior to this.

Normally a material risk assessment is not required for refurbishment or demolition surveys. However, in the event that works do not take place between the survey and the event, a material assessment has been carried out in order to manage any asbestos containing materials in the interim.

The **Material Assessment** is an assessment of the likelihood of an ACM to release fibres when there is air disturbance in its locality. This assessment is used to identify the low, medium and high risk materials as a starting point for a management plan. HSG264 recommends the use of an algorithm to determine the assessment and details scores for the following parameters:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:
Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

Material Assessments are completed at the time of the survey for all suspect materials identified.

The **Priority Assessment** is an assessment of risk to building occupants due to the presence of ACM. It takes into account the fact that an ACM may be high risk due to its condition and friability, but it is in a location that is not accessed and as such does not pose an immediate risk to health. HSG227 recommends the assessment is based on an algorithm detailed within the document.

Under the Control of Asbestos Regulations 2012 the Duty Holder for the premises is responsible for the completion of the Priority Assessment since they would have the necessary knowledge of the occupancy and activities carried out within their premises.

The Total Risk Score for an ACM is the total of the scores for the Material Assessment and the Priority Assessment. The Total Risk Scores for the different ACM's can be compared to produce an Action Plan to enable duty holders to priorities the actions necessary to ensure the risk from the ACM's is reduced so far as is reasonably practicable.

The Control of Asbestos Regulations 2012 also requires that the Action Plan is further developed so that a Management Plan is put into place for the future management of ACM within the premises.

CLIENT	London Borough of Lambeth
SITE ADDRESS	50-61 Blenheim Gardens, SW2 5DA
PROJECT No.	J007123
DATE OF INSPECTION	1 Jun 2013
SURVEYOR	James Corrigan
PROPERTY TYPE	brick construction

LEGEND

IDENTIFIED ACM

NAD

NO ACCESS TEXT

