



James Mealings

Refurbishment Asbestos Survey

Firs Close, Smethwick

Client Order No. 800/606

274149-02(00)

31ST JANUARY 2012

RSK

RSK Document Control

Project No.: 274149-02(00)

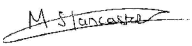
Title: Refurbishment Asbestos Survey at Firs Close, Smethwick

Client: James Mealings
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Date: 31st January 2012

Office: Coventry

Status: Final

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Date:	<u>February 2012</u>	Date:	<u>February 2012</u>

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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EXECUTIVE SUMMARY

At the request of Stephen Mealings of James Mealings, RSK Environment Limited visited the above site between 25th and 26th January 2012. The purpose of the visit was to carry out a Refurbishment Survey prior to works as defined in HSE guidance document Asbestos: The Survey Guide (HSG 264). The site comprised of 36 flats all of a similar age, size and layout. Kitchen areas only were surveyed at refurbishment level, with the remainder of each flat surveyed at management level (see associated report). Information regarding the age of the buildings or any previous asbestos inspections was not available prior to commencement of the survey.

No asbestos containing materials were found within the kitchen areas surveyed, and it is therefore presumed all kitchen areas are free from asbestos containing materials.

Although the property consisted of 36 flats due to the archetypal group of the building and in accordance with HSG 264, only a small proportion of the total flat kitchens were surveyed, and due to there considerable similarity the ratio surveyed was deemed reasonable. They were all found to be similar in regards to possible asbestos containing materials as Flat 7.

However works should proceed with caution as the use of asbestos containing materials can be quite variable and unpredictable even within the same archetypal group.

As any proposed demolition/redevelopment works are liable to result in damage and disturbance to the identified material, a suitable assessment and 'Method Statement' must be approved before work can be permitted to proceed.

Guidance on work with asbestos can be found in The Control of Asbestos Regulations (CAR) 2006 Approved Codes of Practice L127 (Second Edition) and L143 (First Edition). Additional relevant information is also available in various HSE guidance notes including HSG213, HSG247, HSG189/2 and HSG227.

1. INTRODUCTION

At the request of Stephen Mealings of James Mealings, RSK Environment Limited conducted a Refurbishment Survey of the above site. The survey was carried out by Dean England (Lead Surveyor) between the 25th & 26th January 2012.

This report is subject to the service constraints given in Appendix A.

This report is not intended as a specification for any removal works. RSK can provide a detailed specification for works if required.

2. REPORT LAYOUT

The locations, descriptions, quantities and action for management of asbestos materials are presented in Section 10 (Survey Findings) of this report.

A certificate of analysis for the samples collected is presented in Appendix B, photographs of non-asbestos items are located in Appendix C and annotated site plans are presented in Appendix D.

A Review and Update form is present in Appendix E, which can be used to record any changes, inspections or works to the identified asbestos materials.

This report constitutes the 'Asbestos Register' as required by the Control of Asbestos Regulations 2006.

3. THE SITE

The site comprised of 36 flats all of a similar age, size and layout. Kitchen areas only were surveyed at refurbishment level, with the remainder of each flat surveyed at management level (see associated report). Information regarding the age of the buildings or any previous asbestos inspections was not available prior to commencement of the survey.

4. SCOPE OF SURVEY

The survey comprised a Refurbishment (Fully Intrusive) survey, as defined in the Health and Safety Executive publication Asbestos: The Survey Guide (HSG 264), meaning that within minimal constraints, as detailed within the 'Areas Not Accessed' section of this report, all asbestos materials at the site should have been identified.

5. SURVEY METHODOLOGY, LIMITATIONS AND RESTRICTIONS

The site was visually inspected in accordance with HSG 264 and our in-house survey procedure and appropriate samples taken for subsequent analysis at a UKAS accredited laboratory in accordance with HSG248 'Asbestos: the analysts' guide for sampling, analysis and clearance procedures' and our in-house analytical procedure.

Survey personnel have endeavoured to inspect all reasonably accessible areas of the site, including walls, ceilings, floors, accessible void spaces, plant rooms and risers. Although the survey was destructive, given the way in which asbestos is used in composite structures and inaccessible locations, there is a possibility that further asbestos materials are present which will not become apparent until the refurbishment or demolition process has commenced.

A list of no access areas whilst on site is provided in Section 10.1. This must be read in conjunction with the list of identified and presumed asbestos materials.

Any areas that have not been inspected during course of this survey, must be subject to inspection prior to any works being carried out in these areas.

6. APPOINTMENT OF A REMOVAL CONTRACTOR

During the survey it was felt un-necessary to appoint a licensed asbestos removal contractor in order to access all areas on site.

7. SAMPLING STRATEGY

Bulk samples have been collected where appropriate from materials, which upon visual examination, or in the opinion of the surveyor, appeared likely to contain asbestos. In some instances, for example, where access was restricted or where materials were identical to those sampled elsewhere, a presumption of asbestos presence may have been made.

Mastics, adhesives and glues can sometimes contain asbestos. Some of these materials will be easy to sample, such as those adhering floor tiles. However, since they could have been used anywhere, it is not always possible to identify and sample.

Bulk sampling was carried out safely creating minimal disturbance and in accordance with published guidance and documented methods. Hand tools and dust suppression techniques were employed to limit the potential generation of respirable fibre.

All samples collected were appropriately labelled and securely double-bagged whilst on site, prior to return to the laboratory for analysis. Sampling points were sealed as appropriate. Results are documented in Appendix B.

In circumstances where a material is reported to be asbestos but no sample has been collected, the surveyor has made an assessment on the likelihood that the material contains asbestos based upon levels of presumption detailed in HSE guidance HSG 264. There are two positive levels of presumption, Strongly Presumed (Sp) and Presumed (Pr). We report negative presumptions as 'PrNa', to mean Presume non-asbestos.

Whilst every effort has been made to identify the true nature and extent of the asbestos material present in the building, no responsibility can be accepted for the presence of asbestos in material other than those sampled.

8. UPON COMPLETION OF SURVEY WORKS

Once all intrusive works associated with the refurbishment survey were complete a visual assessment of the areas surveyed were carried out to ensure that the site was suitable for reoccupation.

9. ASSESSMENT SCORES.

Where an asbestos material has been highlighted, a material assessment has been carried out and a score allocated. This score depends on the type of material, condition, seal and asbestos type and should be considered a starting point in the risk assessment process.

Scores of 7 or more indicate that urgent attention may be required. Scores of 6 or less are considered to be non-urgent. However, this is only used as a guide; specific recommendations are given in the main body of the report.

CATEGORY	MATERIAL ASSESSMENT SCORE	POTENTIAL FOR ASBESTOS FIBRE RELEASE
Urgent	10 or more	High potential for fibre release
	7 - 9	Medium potential for fibre release
Non-Urgent	5 or 6	Low potential for fibre release
	4 or less	Very low potential for fibre release

The action required following receipt of this report is for a thorough risk assessment to be undertaken by the building manager or similar competent person. This person must have a detailed knowledge of the following:

- The occupancy of the areas;
- The activities carried out in the areas; and
- The likelihood or frequency of maintenance works in the areas

10. SURVEY FINDINGS

10.1 AREAS NOT ACCESSED

Area(s) Not Examined (and therefore presumed to contain asbestos)	Reason
Interior of fixed plant (ventilation systems, boilers, fuse boxes, etc)	Plant 'live' or presumed 'live'



10.2 NON-ASBESTOS CONTAINING MATERIALS

This register <u>must</u> be read in conjunction with the full report and should not be extracted or used in isolation.								
Non-Asbestos Register No.	Building / Room No.	Description/Element	Material Type	Sample No.	Photo No.	Accessibility	Qty (m²) approx	Comments
ND 1	Flat 7	Kitchen / Mastic pads to sink and drainer	Mastic	35602	P001	O	<1	No Action Required
ND 2	Flats 1-6, 8-36	Kitchen / Mastic pads to sink and drainer	Mastic	Similar To 35602	-	O	<1	No Action Required

11. CONCLUSIONS AND RECOMMENDATIONS

11.1 ASBESTOS CONTAINING MATERIALS

No asbestos containing materials were identified in the areas surveyed, therefore no further action is considered necessary.

Although the property consisted of 36 flats due to the archetypal group of the building and in accordance with HSG 264, only a small proportion of the total flat kitchens were surveyed, and due to there considerable similarity the ratio surveyed was deemed reasonable. They were all found to be similar in regards to possible asbestos containing materials as Flat 7.

However works should proceed with caution as the use of asbestos containing materials can be quite variable and unpredictable even within the same archetypal group.

11.2 SURVEY LIMITATIONS

The survey was both intrusive and destructive in order to locate 'hidden' asbestos containing materials, such as those in voids. However, due to the historical nature of asbestos use, including within the structural fabric of buildings, further asbestos containing materials may be present which may not become apparent until the refurbishment / demolition process has commenced.

If, during any works, materials are found which are not mentioned in this report and are suspected of containing asbestos, work must cease pending sampling and analysis.

11.3 WORK WITH ASBESTOS

All works on or affecting asbestos containing materials are subject to the Control of Asbestos Regulations 2006. Depending on the nature of the works, they may be classed as licensable under the Regulations and therefore must be carried out by a specialist asbestos contractor, licensed by the Health & Safety Executive. This normally applies to most work involving asbestos insulation, spray coatings or insulating board but can apply to work with other materials as well.

Work is only classed as non-licensable if:

- a) The exposure of employees to asbestos is sporadic and of low intensity (no exposure to asbestos will be sporadic and of low intensity if the concentration of asbestos in the air exceeds or is liable to exceed 0.6 fibres per cubic centimetre (f/cm^3) measured over a 10 minute period);
- b) It is clear from the risk assessment that the exposure of any employee to asbestos will not exceed the control limit (the control limit being $0.1 \text{ f}/\text{cm}^3$ measured over a period of 4 hours); and
- c) The work involves –
 - i. Short, non-continuous maintenance activities (works can only be considered short and non-continuous if any one person carries out work for less than one hour in a seven-day period and the total time spent by all workers on the work does not exceed a total of two hours),
 - ii. Removal of materials in which the asbestos fibres are firmly linked in a matrix (these include asbestos cement, textured decorative coatings and

- paints and any article of bitumen, resin or rubber which contains asbestos where its thermal or acoustic properties are incidental to its main purpose, e.g. vinyl floor tiles, electric cables, roofing felt. It does not include thermal insulation / lagging, spray coating or asbestos insulating board),
- iii. Encapsulation or sealing of asbestos-containing materials which are in good condition, or
 - iv. Air monitoring and control, and the collection and analysis of samples to ascertain whether a specific material contains asbestos.

If there is any doubt as to how to proceed, then expert advice should be sought. Alternatively a presumption can be made that the work will be licensable and a licensed contractor used.

With all types of work, it is the duty holder's responsibility to assess the competency of those carrying out work with asbestos. Information on asbestos, along with a list of licensed contractors can be found at www.hse.gov.uk/asbestos.

When using non-licensed contractors, for example to remove asbestos cement roof sheets then there is still a duty to assess competency.

RSK is UKAS accredited for conducting air monitoring and 4-stage clearance testing in connection with works with asbestos materials.

Further guidance on work with asbestos can be found in The Control of Asbestos Regulations (CAR) 2006 Approved Codes of Practice L127 (Second Edition) and L143 (First Edition). Additional relevant information is also available in various HSE guidance notes including HSG213, HSG247, HSG189/2 and HSG227.

APPENDIX A

Service Constraints

RSK ENVIRONMENT LIMITED
SERVICE CONSTRAINTS

1. This report and the asbestos survey carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for James Mealings (the "client") in accordance with the terms of a contract between RSK and the "client" dated 20th January 2012. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.
2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed the Services were performed by RSK exclusively for the purposes of the client. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties.
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date hereof, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.
8. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site.

APPENDIX B

Certificate of Analysis



The Enterprise Centre
Coventry University Technology Park
Puma Way
Coventry
CV1 2TX
UK

Telephone: +44 (0)2476 236816
Fax: +44 (0) 2476 236014
www.rsk.co.uk

CERTIFICATE OF ANALYSIS ASBESTOS IDENTIFICATION

Client: James Mealings
495 Hagley Road
Birmingham
B66 4Ax

Project No: 274149

Certificate No: C06668

Surveyor(s): Dean England

Sheet: 1 of 1

Site: Firs Close, Smethwick

Date collected: 25-26/12/2012

Date analysed: 06/02/2012

Analyst: David Sykes

Date of Issue: 07/02/2012

Sample No.	Sample Location/Description	Material	Asbestos Type
35602	Kitchen / Sink pad	Mastic	Asbestos Not Detected

For RSK Environment Limited
Analysed by:

David Sykes
Senior Environmental Consultant

Certificate reviewed by:

Melissa Fox
Operations Manager (Midlands)

Samples of suspected asbestos material were identified using polarised light microscopy and dispersion staining techniques in accordance with RSK In-house Test Procedure ASB002 which is based on the following:-

1. 'Recommendations for Sampling and Identification of Asbestos in Asbestos Products' (The Asbestos Research Council Technical Note 3).
2. 'Asbestos Identification' (W C McCrone).
3. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'

APPENDIX D

**Non-Asbestos Containing Products
Photographs**

Photograph No. – P001

Non-Asbestos Register No.	ND 1
Location:	Flat 7 / kitchen
Item Description:	Sink pad
Material Type:	Mastic
Sample Number:	35602
Asbestos Type:	Asbestos Not Detected



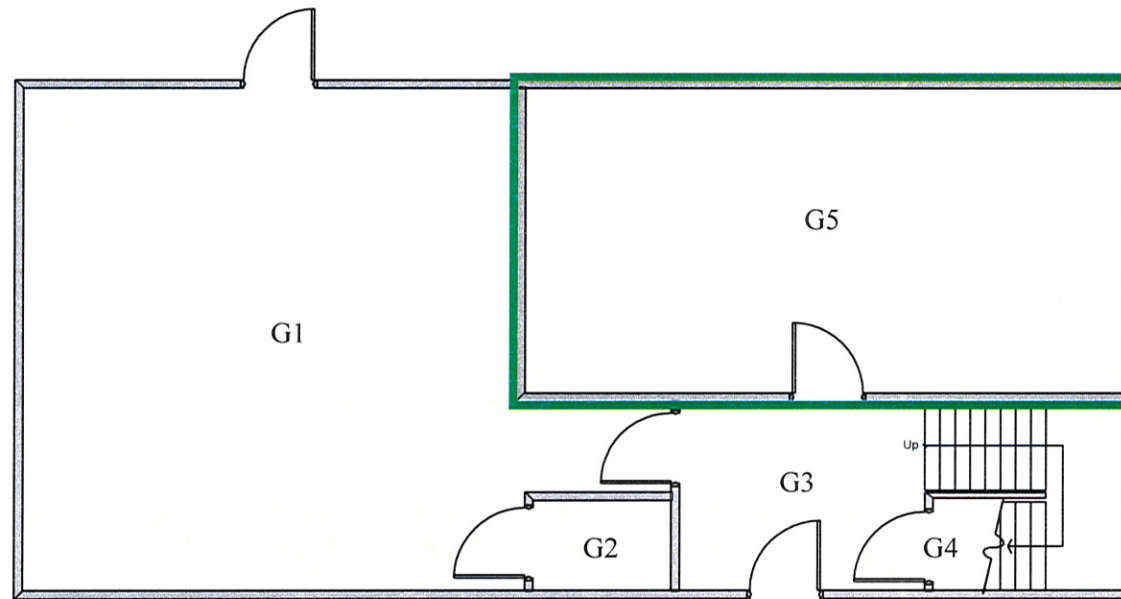


Indicates a non-asbestos product that has been sampled or noted on site

APPENDIX D

Sample Locations and Site Plans

FLAT 1 **GROUND FLOOR**



KEY

- AREA OF REFURBISHMENT SURVEY
- ASBESTOS MATERIAL
- DEFAULT PRESUMPTION PRESUMED ASBESTOS



The Enterprise Centre
Coventry University Technology Park
Puma Way
Coventry
CV1 2TX
Tel. (02476) 236816

Site Name and Address

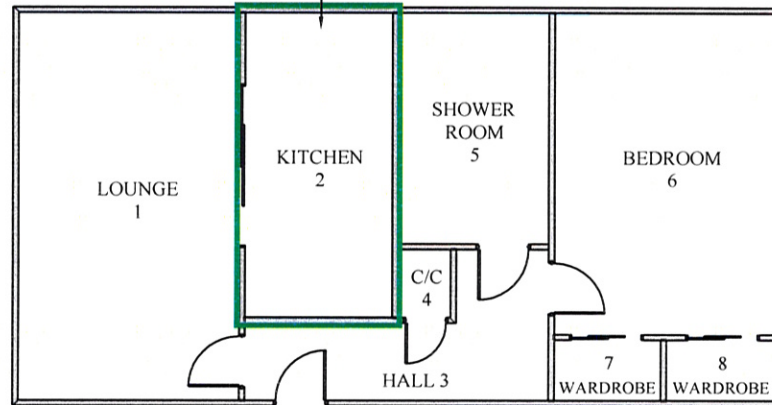
Firs Close
Watery Lane
Smethwick
B67 6DG

Client James Menlings

Date February 2012	Job No 274149 - 02
Prep by MB	Scale NTS

FLAT 7

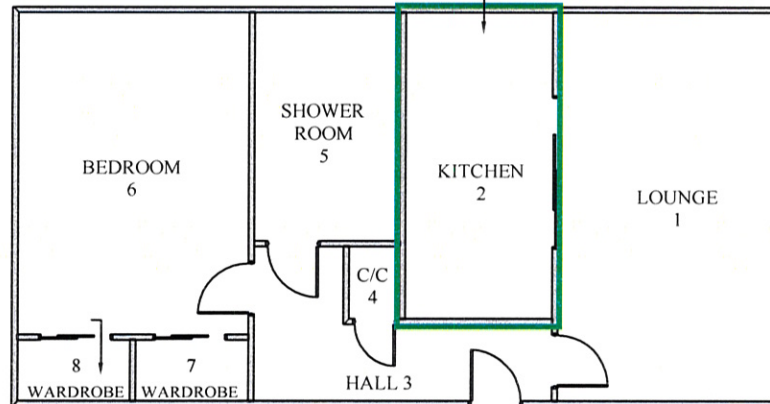
35602
SINK PAD
ASBESTOS NOT DETECTED



FLATS 3, 4, 8, 9, 12, 14, 17, 19, 20, 24, 29, 32, 33, 36
SIMILAR TO FLAT 7

FLAT 2

SIMILAR TO 35602
SINK PAD
PRESUMED NON-ASBESTOS



FLATS 5, 6, 10, 11, 15, 16, 18, 21, 22, 23, 25, 30, 31, 34, 35
SIMILAR TO FLAT 2

KEY

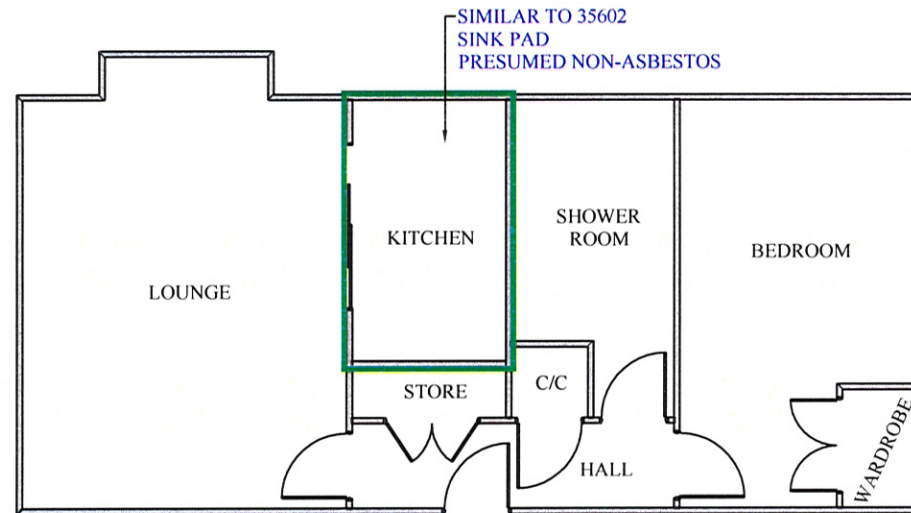
- AREA OF REFURBISMENT SURVEY
- ASBESTOS MATERIAL
- DEFAULT PRESUMPTION PRESUMED ASBESTOS

RSK
The Enterprise Centre
Coventry University Technology Park
Puma Way
Coventry
CV1 2TX
Tel: (02476) 236816

Site Name and Address
**Firs Close
Watery Lane
Smethwick
B67 6DG**

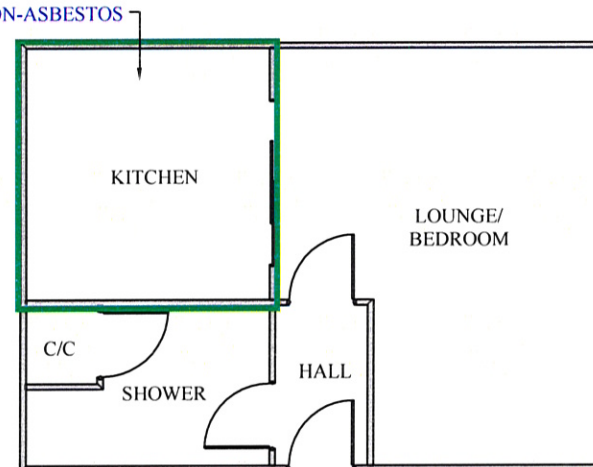
Client: James Menlugs
Date: February 2012 Job No: 274149 - 02
Prep By: MB Scale: NTS

FLAT 27 & 28



FLAT 26

SIMILAR TO 35602
SINK PAD
PRESUMED NON-ASBESTOS



KEY

- AREA OF REFURBISMENT SURVEY
- ASBESTOS MATERIAL
- DEFAULT PRESUMPTION PRESUMED ASBESTOS

RSK

The Enterprise Centre
Coventry University Technology Park
Puma Way
Coventry
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Site Name and Address:

Firs Close
Watery Lane
Smethwick
B67 6DG

Client: James Menings

Date: February 2012	Job No: 274149 - 02
Prep By: MB	Scale: NTS

APPENDIX E

Review & Update

Register of Inspections, Works, Removals etc.

[illegible]