

ASBESTOS SURVEY REPORT

SURVEY TYPE : Management Survey

REVISION NUMBER. : 00

SURVEY REPORT NO. : ARH/MA/JC/12360

**ADDRESS : 8-18 Richmond Street
Sheffield
South Yorkshire
S3 9EA**



CLIENT : Arches Housing Limited

DATE : 01/11/2021

ISSUE DATE : 03/11/2021

AUTHORISED BY : Robert Hubbard


SIGNED

A handwritten signature in black ink, appearing to be 'R. Hubbard', written over the 'SIGNED' label.

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1.0 EXECUTIVE SUMMARY

Client :	Arches Housing Limited		
Site Address :	8-18 Richmond Street, Sheffield, South Yorkshire, S3 9EA		
BDA Surveying Unique Report No.:	ARH/MA/JC/12360	Survey Type :	Management Survey
Survey Date : Reinspection Due Date :	01/11/2021 31/10/2022	Surveyor :	Kenton Hickin
Bulk Analysis Laboratory :	BDA Surveying Limited Chapel Street, Oadby, Leicester, LE2 5AD		
Number of Bulk Samples Analysed :	Not Applicable	Analysis Date	Not Applicable
Analyst :	Not Applicable		
Report Approved By :	Robert Hubbard		
Signed :			
Number of Areas Inspected :	6		
Number of Asbestos Occurrences Identified :	0		
Number of High Action Priorities Identified :	0		
Number of Medium Action Priorities Identified :	0		
Number of Low Action Priorities Identified :	0		
Number of Inaccessible Areas :	1		
Revision Details :	N/A		

2.0 : Introduction

An initial enquiry was received from Nicola Maguire of Arches Housing Limited for the provision of a Management Survey to determine the presence of asbestos containing materials at 8-18 Richmond Street, Sheffield, South Yorkshire, S3 9EA.

A proposal was put forward to carry out a survey, that was accepted, and a Management Survey of all accessible areas was undertaken on 01/11/2021.

Further to the completion of the survey all the information gathered has been incorporated into this report to detail all asbestos containing materials located during the asbestos survey.

3.0 : Site Details

The property is a brick built building. Internally the ceilings are plaster, plaster board and felt. The walls are plaster and blockwork. The floors are concrete, with quarry tiles and plasterboard and the pipework is exposed and unlagged and foam. Externally the walls are brick, floor is concrete and the pipework is exposed and unlagged.

4.0 : Purpose and Objectives

The survey was carried out to identify as far as reasonably practicable the presence of asbestos containing materials present and their condition. This information can then be available to the client to help ensure that any asbestos occurrences can be managed safely.

5.0 : Survey Method

A management survey was carried out in the areas specified by the client. The requirement of this survey is for communal and external areas.

Methods used are as described within HSG 264 and therefore material assessment may not be required within the report. However, assessments have been included and all asbestos occurrences have been given a calculated action priority based on conditions at the time of the Management Survey.

6.0 : Documents

Plans, correspondence and scope of work documents which provide information on the scope of the survey have either been provided by the client or documented on site by our surveyor and have been referenced as None provided for reference

7.0 : UKAS Accreditation

BDA Surveying holds a UKAS accreditation (UKAS Inspection Body No. 365) as a Type C inspection body for undertaking Surveys only.

The Action Priority that is shown on the Asbestos register and Survey Report Sheets is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.

8.0 : Sampling Strategy

The sampling method used varied depending on the type of material. All asbestos containing materials or materials suspected of containing asbestos were treated with caution and dust suppression techniques used. Samples were removed carefully and double wrapped in polythene sample bags. Each sample was then individually labelled with a unique identification number, the date taken, the location and the condition of the material. All samples were collected in accordance with BDA Surveying Ltd - In House Method 1 - Asbestos Surveys and collection of bulk samples.

A total of 0 bulk samples were collected and analysed in house by BDA Surveying Limited (UKAS accredited Laboratory Reference 2791) The sample analysis procedure is described in our Documented In-house Method 2.

All samples were examined to detect the presence of asbestos fibres. Fibres in the samples were identified using a stereo microscope, polarised light and dispersion staining technique as described in the Testing Laboratory Document "Identification of Bulk Materials" which incorporates the method set out in HSG 248.

During the site visit there may have been occasions where samples were not taken. These are listed below:

- Unsafe access.
- Identical materials had already been sampled.

In the case of unsafe access an assumption shall be made to the presence of asbestos containing materials. Where generically similar materials had already been sampled, a reference will be made to the sample number and the type of asbestos present.

9.0 : Areas Excluded

All safely accessible areas within the premises were surveyed. Areas considered not accessible due to the continued use of the building and potential damage further investigation will have caused are listed in the 'Inaccessible areas'.

10.0 : Disclaimer

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 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 this survey.
- 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.
- Where electrical equipment is present no access will be attempted until proof of its safe state is given and an isolation certificate has been issued by the client. Where arrangements have been agreed and documented with the client, prior to the survey commencing then these restrictions may not apply. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.
- We will not access any rooms, voids areas etc. if the removal or disturbance of asbestos containing materials is required.
- BDA Surveying Ltd. Cannot be held responsible for any damaged caused as part of the 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.
- The report is issued in confidence to the client and BDA Surveying Ltd cannot accept responsibility to any third parties whom this report may be circulated to in part or in full and any such parties rely on the contents of the report solely at their own risk.

This report must not be used for the purposes of tendering for asbestos removal works based on the measurements detailed. All measurements are approximate to provide a guide as to the extent of asbestos containing materials identified within the areas surveyed only.

MANAGEMENT SURVEY NOTES

Fire doors

Fire doors may contain concealed asbestos containing materials. In the case of a Management non-destructive survey it is not possible to ascertain its presence without causing damage to the door. It should be assumed that all fire doors on the premises contain asbestos containing materials until a destructive inspection is undertaken.

Gaskets

Gaskets used to seal pipe and ducting joints may contain asbestos usually Chrysotile. In the case of a Management non-destructive survey it is generally not possible to inspect pipe work or ducting for their presence without dismantling or damaging the plant. It should be assumed that all pipe work and ducting on the premises contain asbestos gaskets. The gaskets are unlikely to give rise to significant airborne fibre release unless they are disturbed during maintenance works.

Boxing, behind walls and above plaster ceilings

Asbestos containing materials may be present behind boxing, plaster walls and plaster ceilings. In the case of a Management non-destructive survey it is not always possible to ascertain its presence without causing damage to

these materials. It should be assumed that all of these area on the premises contain asbestos containing materials until a destructive inspection is undertaken.

If future refurbishment/repair works will require the removal of the boxing, walls or ceilings, further inspection will be required prior to the works commencing.

11.0 TERMINOLOGY

Site :	The site identified by name.
Location :	Room / Area where asbestos containing materials are located.
Component :	A description of the building component inspected e.g. ceiling, wall panel, or floor covering.
BDA Reference :	Each area inspected is given a reference number e.g. Warehouse 01. Any building component inspected within this area is then awarded a further number. For example, ceiling boards within the warehouse would be given a reference of 01/01. This unique reference is shown on the site plan.
Sample ID :	This is specific number assigned to the Sample by the UKAS accredited testing laboratory.
Product Type : Surface Treatment : Asbestos Type :	See material algorithm.
Analysis Result :	Result of analysis carried out by UKAS Accredited Laboratory i.e. :- Crocidolite = Blue Asbestos Amosite = Brown Asbestos Chrysotile = White Asbestos
Total :	This is the numerical assessment score which is the result of adding scores in previous columns.
Access :	Numerical value giving a subjective assessment by the surveyor of the ease of access to the material
Material Assessment :	An assessment of the condition asbestos material or presumed asbestos material.
Priority Assessment :	An assessment of the likelihood of someone disturbing the ACM.
Action Priority :	The material assessment total multiplied by the access value of 1, 2 or 3 to provide an evaluation of the risk in the form of a High. Medium or Low action priority. If a priority assessment has been completed the Action Priority is the sum of the Material Assessment and the Priority Assessment to provide an evaluation of the risk in the form of a High. Medium or Low Action Priority.
Recommendation :	The recommendation is a single comment stating the opinion of the surveyor regarding the action that should be followed by the duty holder of the property as a result of the asbestos finding. For example, the recommendation could be 'Manage', 'Remove' or 'Encapsulate'. The detail with the 'Discussion' section provides a more holistic approach to the advice and the recommendation may not be the approach that all clients wish to adopt. It is therefore an option for the client to include this within their survey reports.
Discussion :	Information regarding the asbestos content, condition and location of the asbestos containing material identified are included in this section. The discussion will also include advice on the future management and removal of asbestos materials within the building.
Report Number : Survey Date : Surveyor Name :	The unique report number, date of survey and the name of the Surveyor are shown on the title page and at the foot of all following pages of the report.

12.0 MATERIAL ASSESSMENT ALGORITHM DEFINITIONS

The four main parameters for determining fibre release are:	Each parameter is scored as	Numerical value awarded:
Product Type	HIGH	= 3
Damage	MEDIUM	= 2
Surface Treatment	LOW	= 1
Asbestos Type	NEGLIGIBLE	= 0

PRODUCT TYPE

3 = HIGH	2 = MEDIUM	1 = LOW
Lagging (pipes, boilers) Spray Coats Loose Asbestos Mattresses or Packing	Asbestos Insulating Board Mill Board Low Density Boards Loose Textiles, Soft Gaske or Ropes Soft Papers and Felts	Asbestos Cement, Composites, Plastics, Resins, Mastics, Felts, Vinyls, Floor Tiles, Paints, Decorative Finishes (e.g. Artex)

EXTENT OF DAMAGE / DETERIORATION

3 = HIGH	2 = MEDIUM	1 = LOW
Extensive Damage Delamination of spray coats Delamination of thermal insulation Visible debris	Less extensive damage Significant breakage of material Several smaller areas revealing loose fibre board	Minimal damage A few scratches or surface marks Some broken edges on tiles, boards etc.

SURFACE TREATMENT

3 = HIGH	2 = MEDIUM	1 = LOW	0 = NEGLIGIBLE
Unsealed lagging Unsealed sprays	Unsealed AIB Encapsulated lagging Encapsulated sprays	Enclosed lagging Enclosed sprays AIB with exposed face painted or encapsulated Cement sheets	Composites Reinforced plastics Resins Vinyl tiles

ASBESTOS TYPE

3 = HIGH	2 = MEDIUM	1 = LOW
Crocidolite	Amphiboles excluding Crocidolite	Chrysotile

13.0 ACCESS ALGORITHM

ACCESS	
1	Asbestos material not readily accessible, e.g. roof space, duct
2	Asbestos material more likely to be accessed but not in areas of high usage, e.g. cleaner's cupboards, fuel stores
3	Asbestos material in areas of high usage with likelihood of disturbance high. e.g. classrooms, offices, corridors, toilets

ACTION PRIORITY	
Multiply the result of the Material Assessment algorithm by the access number to attain the Action Priority figure. The Action Priority is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.	
Low	14 and lower
Medium	15 to 20
High	Above 20

LOW	MEDIUM	HIGH
Presents a low asbestos risk during normal use of the building, may require consideration during refurbishment or repair work.	Does not present immediate risk but remedial works required i.e. encapsulation or labelling that should be included in asbestos management plan and instigated within reasonable timescale.	Significant asbestos risk. Immediate action required, i.e. prohibit access to affected area.
NOTE :	Reassessment of asbestos containing materials identified may be required following changes in the materials condition or in the use of the areas they are located in.	

14.0 ASBESTOS REGISTER

'-' = Not Applicable

Note: - It should be noted that the action priorities have been calculated based on the conditions at the time of the survey. Any works being carried out which would disturb the materials or any changes to the conditions in the future may increase this action priority to a High.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
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No asbestos containing materials were found to be present during the survey.

15.0 INACCESSIBLE AREAS

'-' = Not Applicable

Note: - Areas/items listed below that were not accessed during the survey/reinspection must be presumed to contain asbestos containing materials. If access is required into these areas/items as part of future repair/refurbishment works further inspection for the presence of asbestos will be required prior to them commencing.

Area Ref.No.	Building	Floor	Location	Component	Reason Component could not be accessed for inspection
0006/01		Na	External	Roof	No access equipment at time of survey, to be surveyed at a later date.

16.0 NO ASBESTOS DETECTED TABLE

'-' = Not Applicable

Note: - The non detected table identifies all materials that were sampled during the survey, the results of which found that no asbestos was found to be present.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
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Any bulk samples collected returned positive results for asbestos.

17.0 SURVEY FINDINGS

'-' = Not Applicable

Note: - The findings table identifies all materials identified within the building as per the specified scope of works.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0001/01		1	Stairs/Landing	Ceiling	Plaster, Plasterboard	-	-	-	-
0001/02		1	Stairs/Landing	Walls	Plaster	-	-	-	-
0001/03		1	Stairs/Landing	Floor	Quarry Tile	-	-	-	-
0001/04		1	Stairs/Landing	Pipework	No Visible Pipework Present	-	-	-	-
0002/01		1	Boiler Cupboard	Ceiling	Plaster, Plasterboard	-	-	-	-
0002/02		1	Boiler Cupboard	Walls	Plaster	-	-	-	-
0002/03		1	Boiler Cupboard	Floor	Concrete	-	-	-	-
0002/04		1	Boiler Cupboard	Pipework	Exposed & Unlagged	-	-	-	-
0002/05		1	Boiler Cupboard	Boiler	Modern - No Asbestos Containing Materials Present	-	-	-	-
0002/06		1	Boiler Cupboard	Water Cylinder	Modern	-	-	-	-
0002/07		1	Boiler Cupboard	Panel to ceiling	Machine made mineral fibre	-	-	-	-
0003/01		1	Roof Space	Ceiling	Felt	-	-	-	-
0003/02		1	Roof Space	Walls	Blockwork	-	-	-	-
0003/03		1	Roof Space	Floor	Plasterboard	-	-	-	-
0003/04		1	Roof Space	Pipework	Foam, Exposed & Unlagged	-	-	-	-
0003/05		1	Roof Space	Water Tank	Plastic	-	-	-	-

17.0 SURVEY FINDINGS

'-' = Not Applicable

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0003/06		1	Roof Space	Floor	Machine Made Mineral Fibre	-	-	-	-
0004/01		G	Hall	Ceiling	Plaster, Plasterboard	-	-	-	-
0004/02		G	Hall	Walls	Plaster	-	-	-	-
0004/03		G	Hall	Floor	Quarry Tile	-	-	-	-
0004/04		G	Hall	Pipework	No Visible Pipework Present	-	-	-	-
0004/05		G	Hall	Boxing - High Level above door	Wood	-	-	-	-
0004/06		G	Hall	Board to Wall Adjacent Room 8	Wood	-	-	-	-
0005/01		G	Store Room	Ceiling	Plaster, Plasterboard	-	-	-	-
0005/02		G	Store Room	Walls	Plaster	-	-	-	-
0005/03		G	Store Room	Floor	Concrete	-	-	-	-
0005/04		G	Store Room	Pipework	Exposed & Unlagged	-	-	-	-
0005/05		G	Store Room	Board to Ceiling	Machine Made Mineral Fibre	-	-	-	-
0006/01		Na	External	Roof	No Access to Inspect	-	-	-	-
0006/02		Na	External	Walls	Brick	-	-	-	-
0006/03		Na	External	Floor	Concrete	-	-	-	-
0006/04		Na	External	Pipework	Exposed & Unlagged	-	-	-	-
0006/05		Na	External	Rainwater Goods	Plastic	-	-	-	-
0006/06		Na	External	Damp Proof Membrane	Modern	-	-	-	-

18.0 REPORT SHEETS

'-' = Not Applicable

Site	8-18 Richmond Street, Sheffield, South Yorkshire, S3 9EA
Building	N/A
Floor	N/A
Location	N/A
Building Component	N/A
Material	N/A
Area References	N/A

Sample Number	N/A	
Analysis Result	N/A	
Quantity	N/A	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

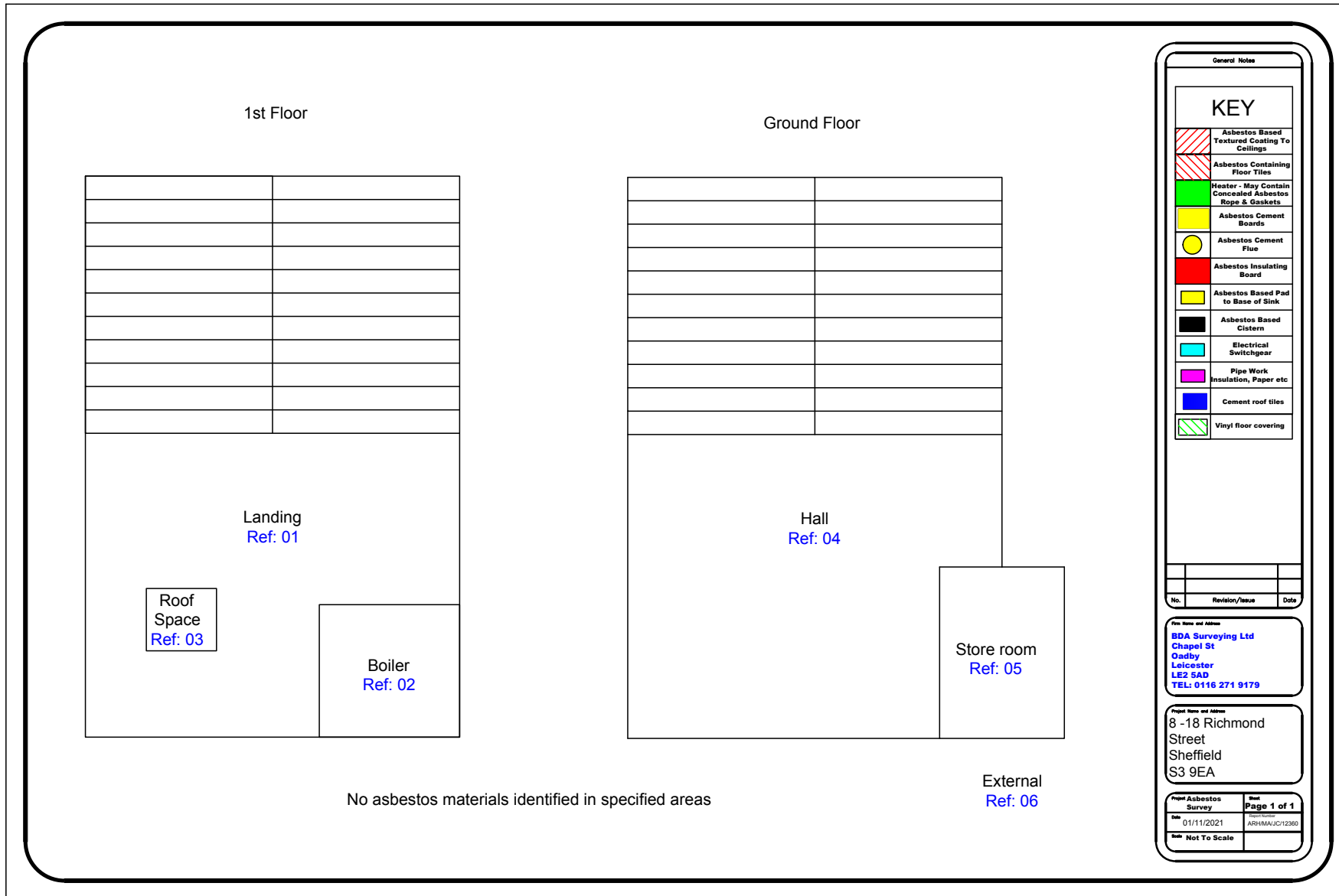
Discussion :

No asbestos containing materials were found to be present within the scope of work for this report.

19.0 - MISCELLANEOUS PHOTO PAGE

No miscellaneous items were photographed are there are therefore non present within this report.

20.0 : SITE PLANS



21.0 - CERTIFICATE OF BULK SAMPLE ANALYSIS

No Bulk Samples were collected.