

Refurbishment Asbestos Survey



49 Corporation Street
Coventry
CV1 1GX

E-12134/
On behalf of

Abul Kashem and Mumin Ali

09 January 2019



4238

Refurbishment Asbestos Survey
 49 Corporation Street
 Coventry
 CV1 1GX
 Abul Kashem and Mumin Ali

Date of Survey: 18 December 2018 to 19 December 2018
 Surveyor: Andrew Harrison, Rob Anscorb

Report Issue and Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description (Including amendments)	Checked	Date	Signed
1	0	Report	Jamie Perkins-Best	09 January 2019	



4238

Type C

Inspection Body

Accredited to

ISO/IEC 17020:2012

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1 Executive Summary

Environmental Management Solutions Ltd (EMS) has undertaken a Refurbishment Asbestos Survey at 49 Corporation Street, Coventry, CV1 1GX. The survey was undertaken by Andrew Harrison, Rob Anscomb of EMS on the 18 December 2018 to 19 December 2018.

The report was commissioned by Abul Kashem and Mumin Ali to address the potential risk of asbestos containing materials (ACMs) within the property prior to planned works as part of the client's commitment to the Control of Asbestos Regulations 2012 (CAR2012).

The scope of the survey included a refurbishment asbestos survey in the live commercial environment known as 49 Corporation Street, Coventry. The works are undertaken are shown in appendix C on appended plan.

Whilst onsite the following variations to scope were agreed:

Ground floor retail area to be excluded from the survey.

The survey was carried out utilising standard access equipment as stated in our terms and conditions, unless otherwise agreed. The scope excludes sub-surface areas and soil contamination.

Full details of all materials, their locations, full MRA scores and management recommendations can be found within the asbestos register section of the report. Areas not accessed are also recorded.

In summary, the following materials were identified:

Asbestos Register & Risk Assessment: 49 Corporation Street			
Risk Rating	Material	Location	Recommendation
Low	Vent Pipe - Cement	External, 006	Manage
Very Low	Floor Tile And Adhesive - Composite	2nd Floor, 2nd Floor, 002	Manage
Very Low	Floor Tile And Adhesive - Composite	3rd Floor, 3rd Floor, 001	Manage

Asbestos Register & Risk Assessment: 49 Corporation Street			
Risk Rating	Material	Location	Recommendation
Very Low	Floor Tile And Adhesive - Composite	Throughout, Stairwell, 005	Manage
No Access	External 006 Roof		Access was not possible due to height restrictions.

2 Introduction

2.1 General

Environmental Management Solutions Ltd (EMS) has carried out a Refurbishment Asbestos Survey at 49 Corporation Street, Coventry, CV1 1GX. The survey was undertaken by Andrew Harrison, Rob Anscumb of EMS on the 18 December 2018 to 19 December 2018.

The survey was commissioned by Abul Kashem and Mumin Ali, 34 Cridition Close, Coventry, CV3 5XP. The purpose of this report is to address the potential for asbestos containing materials (ACMs) within the property as part of the client's commitment to the Control of Asbestos Regulations (CAR). Appendix A shows the layout of the property.

2.2 Scope

The scope of the survey included a refurbishment asbestos survey in the live commercial environment known as 49 Corporation Street, Coventry. The works are undertaken are shown in appendix C on appended plan.

Whilst onsite the following variations to scope were agreed:

Ground floor retail area to be excluded from the survey.

The survey was carried out utilising standard access equipment as stated in our terms and conditions, unless otherwise agreed. The scope excludes sub-surface areas and soil contamination.

2.3 Legislation

A refurbishment survey is required prior to any intrusive maintenance or refurbishment work being carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the specific area where the work will take place, as defined by the scope section of this report. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas included in the scope.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc).

The survey report should be supplied by the client to designers and contractors who may be tendering for or undertaking the planned work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so

that it can be removed (rather than to manage it), it is not a requirement to assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed until such time as they are removed. For this reason risk assessment scores have been assigned to the materials identified.

A refurbishment survey has been undertaken and the technique used is in accordance with EMS in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. This report will describe the work carried out and document the results to enable the asbestos risk in the building to be managed during the planned works in accordance with the appropriate Health and Safety and CAR legislation.

The survey will aim to identify suspect material, confirm by testing and presume by inspection, those areas of asbestos containing material (ACM). These areas can then be dealt with in the appropriate manner to prevent contamination of the building or exposure of subcontractors, employees or members of the public to unnecessary risk.

2.4 Asbestos surveyors

CAR2012 and HSG 264 refer to asbestos surveys being carried out by "competent persons" with experience, training and suitable qualifications. EMS confirm that their lead surveyors hold a minimum of the British Occupational Hygiene Society Module P402: Building Surveys and Bulk Sampling for Asbestos or equivalent and will hold the relevant experience for the project they are undertaking. EMS maintain a qualification and authorisation matrix in accordance with the UKAS document RG8 'Accreditation of Bodies Surveying for Asbestos in Premises'.

2.5 Refurbishment Asbestos Survey

This report is a description of a refurbishment asbestos survey undertaken prior to planned works. The purpose of which is to determine the nature and extent of any ACM within the area of the proposed work. An assessment of the condition and proposed risk of fibre release from any ACM identified is made so the materials can be managed until such time as removal is undertaken. Remedial actions which may be applicable are detailed if required.

A Refurbishment survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the work will take place or in the whole building if full demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope, including those that may be difficult to reach

Generally, unless stated, a refurbishment asbestos survey will not include areas outside of the specified area of a property and will be undertaken to the level specified by the client. See Paragraph 2.2 for the detailed scope of the survey.

2.6 Limitations of the report

This report is based on the information that has been made available to us from the client regarding site operations. The conclusions drawn in the report are considered correct although any subsequent additional information may allow refinement of the conclusions. It should be noted that:

- The report has been prepared under the express instructions and solely for the use of Abul Kashem and Mumin Ali.
- The findings of this report represent the professional opinion of experienced asbestos surveyors and is produced in accordance with EMS in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. EMS does not provide legal advice and the advice of lawyers may also be required.
- All work carried out in preparing this report has utilised, and is based upon, EMS's current professional knowledge and understanding of current relevant UK standards, codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect. EMS does not accept responsibility for advising Abul Kashem and Mumin Ali or other interested parties of the facts or implications of any such changes.
- It is stressed that while every effort was made to identify the locations and full extent of all asbestos materials in the specified area, such material may be located within the structural matrix of the building and will not become visible until final demolition.
- The report is limited to the areas identified by Abul Kashem and Mumin Ali on this site.
- All samples were analysed by Scopes Asbestos Analysis Ltd, Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU. Scopes are UKAS accredited for identification of asbestos.

3 Survey Description

3.1 Building description

The property surveyed is a three storey commercial property. The entrance to the property is on the ground floor. The first floor is a redundant restaurant area, the second and third floor are additional restaurant halls and storage areas.

The building is brick built with concrete ceilings and floors with secondary plasterboard and fibreboard ceilings throughout. The walls are brick/block and plasterboard. The second and third floor have green floor tiles, these are also present in the stairwell below the carpet from the first floor up, the first floor down have a modern timber effect floor covering. The first floor and ground floor have a ceramic tile floor covering.

There is a superlux panel to the back of Office B door.

There are two metal water tanks on the third floor the larger tank has strawboard lining. There is also a plastic tank present.

The asbestos cement vent pipe at the rear of the property is also visible in the box work on the second floor.

The lift shaft in the kitchen on the first floor is lined with plasterboard and lowers to the ground floor which is outside the scope of the survey.

3.2 Areas not accessed

In accordance with the HSE Guidance HSG264 Asbestos: The survey guide, areas which cannot be accessed or inspected at the time of the survey must be presumed to contain asbestos, unless there is strong evidence to prove otherwise. The areas highlighted are only those that should be accessed within the scope of the survey.

The areas not accessed during the survey can be found in the register within Section 4.

3.3 Sampling Strategy

Sampling was not carried out where it would have caused unreasonable damage to areas beyond the survey scope or where it was considered obtaining a sample would be unsafe. In some cases asbestos materials have been identified without sampling.

All sampling was undertaken in accordance with EMS in house procedures based upon the guidelines within Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. The samples were double bagged, labelled and submitted to the laboratory as bulk samples.

Samples taken during the survey are detailed on the test certificate in Appendix B. Each sample, along with a photograph of each sampling point, is included within the asbestos register in section 4 of this report; positive materials, along with presumed materials, will be evaluated and risk assessed in accordance with HSG264.

3.4 Presumed materials

In areas where sampling was not possible or practical, materials are either presumed or strongly presumed in accordance with EMS in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide.

As defined by the HSE, materials that are strongly presumed look as if they may contain asbestos, upon visual inspection by an experienced, trained surveyor. Materials that are presumed to contain asbestos where there is insufficient evidence to confirm that it is asbestos free.

Presumed materials should be treated as asbestos containing materials until proven otherwise and therefore are included in the asbestos register within this report.

4 Survey Results

4.1 Introduction

All testing was undertaken by Scopes Asbestos Analysis, Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU in accordance with their “in house” method of transmitted/polarised light microscopy and centre stop dispersion staining, based on the Health and Safety Executive HSG248’. The certificates of analysis are included in appendix B of this report.

4.2 Material Risk Assessment

Each ACM has been risk assessed in accordance with the algorithm within HSG264 Asbestos: The survey guide; this is shown below. The Material Risk Assessment (MRA) score identifies the risk level of the materials, that is, the risk that the material will release airborne fibres if disturbed. Presumed materials are scored as asbestos if they were asbestos containing.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

For presumed materials the asbestos type must be calculated as Crocidolite until proved otherwise. In most cases it is unlikely that Crocidolite has been used; but unless the material risk assessment highlights a medium or high potential for fibre release it is acceptable to manage the presumed materials on the presumption of Crocidolite. Further investigation may be required before major maintenance or demolition.

Variable	Score	Examples of scores
Product type or debris from product	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, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	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 and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Risk Rating	Very Low	Scores of 4 or less have a very low potential for fibre release if disturbed.
	Low	Scores of between 5 and 6 have a low potential to release fibres if disturbed.
	Med.	Scores of between 7 and 9 have a medium potential to release fibres if disturbed
	High	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed

4.3 Asbestos Register

The asbestos register for the site, including the MRA scores, can be found overleaf. The asbestos register contains materials both proven and presumed to contain asbestos; the register also offers guidance as to whether work with each product is likely to be classified as licensed, therefore requiring a licensed contractor and a 14 day notification period. The basis for determining tasks that require a license is dependant upon a risk assessment of the potential fibre release during work with the product. Therefore further assessment or consultation with the HSE may be required.

Along with the MRA scores recommendations have been made for future management of the materials

4.4 Negative Samples Register

Samples that have tested negative for the presence for asbestos are presented within the following register, along with photographs of each sampling point.

4.5 Areas not Accessed Register

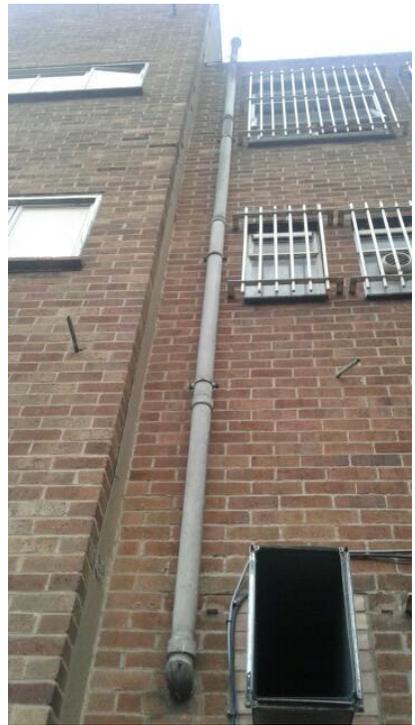
Areas that have not been accessed during the survey are presented within the following register with a photograph of each location.

These areas have not been risk assessed but a worst case scenario of 'High Risk' of fibre release if these areas are disturbed.

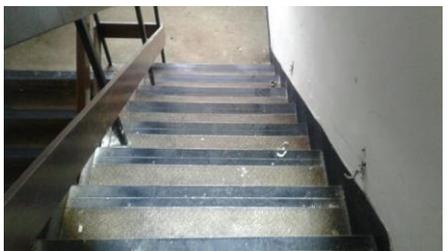
Asbestos Register & Risk Assessment

Location / Description	Photograph	Sample ref /Presumed	Licensed?	Quantity	Access.	Product	Condition	Surface	Asbestos Type	MRA Score	Comments / Recommendations
2nd Floor, 2nd Floor, 002 Floor Tile And Adhesive - Composite Green tiles below carpet. Also present in stairwell.		E-12134/VS0 01	N	90 m ²	Easy	1	0	0	Chrysotile to the tiles only 1	2 Very Low	If the material is to be disturbed during the refurbishment, removal is recommended. Manage
3rd Floor, 3rd Floor, 001 Floor Tile And Adhesive - Composite Green tiles. Also present in stairwell.		E-12134/S00 1	N	100 m ²	Easy	1	0	0	Chrysotile to the tiles only 1	2 Very Low	If the material is to be disturbed during the refurbishment, removal is recommended. Manage
Throughout, Stairwell, 005 Floor Tile And Adhesive - Composite Green tiles below carpet on concrete stairs and landing areas of stairwell. This material does not run from the first floor to the ground floor.		E-12134/VS0 01	N	40 m ²	Easy	1	0	0	Chrysotile to the tiles only 1	2 Very Low	If the material is to be disturbed during the refurbishment, removal is recommended. Manage

Asbestos Register & Risk Assessment

Location / Description	Photograph	Sample ref /Presumed	Licensed?	Quantity	Access.	Product	Condition	Surface	Asbestos Type	MRA Score	Comments / Recommendations
<p>External, 006 Vent Pipe - Cement Pipe enters the building on the 1st floor and is visual in the box work.</p>		<p>E-12134/S007</p>	<p>N</p>	<p>10 lin m</p>	<p>Easy</p>	<p>1</p>	<p>1</p>	<p>1</p>	<p>Amosite;C hrysotile 2</p>	<p>5 Low</p>	<p>If the material is to be disturbed during the refurbishment, removal is recommended. Manage</p>

Negative Samples

Location / Description	Photograph	Sample Ref	Asbestos Type	Comments
2nd Floor, Office A 002 Sink Pad - Bitumen		E-12134/S004	No Asbestos Detected in Sample	If the material is to be disturbed during the refurbishment, removal is recommended. To sink and draining board.
2nd Floor, Office B 002 Door Lining - Insulating Board		E-12134/S005	No Asbestos Detected in Sample	The work requires a licensed contractor and 14 day notification to the HSE. Superlux lining to door.
3rd Floor, Stairwell 005 Floor Tile And Adhesive - Composite		E-12134/S003	No Asbestos Detected in Sample	If the material is to be disturbed during the refurbishment, removal is recommended. Timber effect tiles top of stairwell.
Throughout, Stairwell 005 Stairs - Stair Nosing		E-12134/S002	No Asbestos Detected in Sample	If the material is to be disturbed during the refurbishment, removal is recommended. Black nosings to concrete stairs.

Negative Samples

Location / Description	Photograph	Sample Ref	Asbestos Type	Comments
External 006 Window - Putty	 A close-up photograph of a window frame showing a thick, greyish, textured substance (putty) applied to the metal frame. The putty appears to be made of glass and metal particles.	E-12134/S006	No Asbestos Detected in Sample	If the material is to be disturbed during the refurbishment, removal is recommended. Glass putty to metal windows.

No Accessed Areas

Location / Description	Photograph	Recommended Action
External 006 Roof - No Access Gained		Access was not possible due to height restrictions.

5 Conclusions

5.1 General

During the survey asbestos materials have been identified on the site. Any identified materials and associated material risk assessment are detailed in the tables in section 3 of this report. In addition any no accessed areas are recorded in the relevant table.

5.2 Conclusions and Recommendations

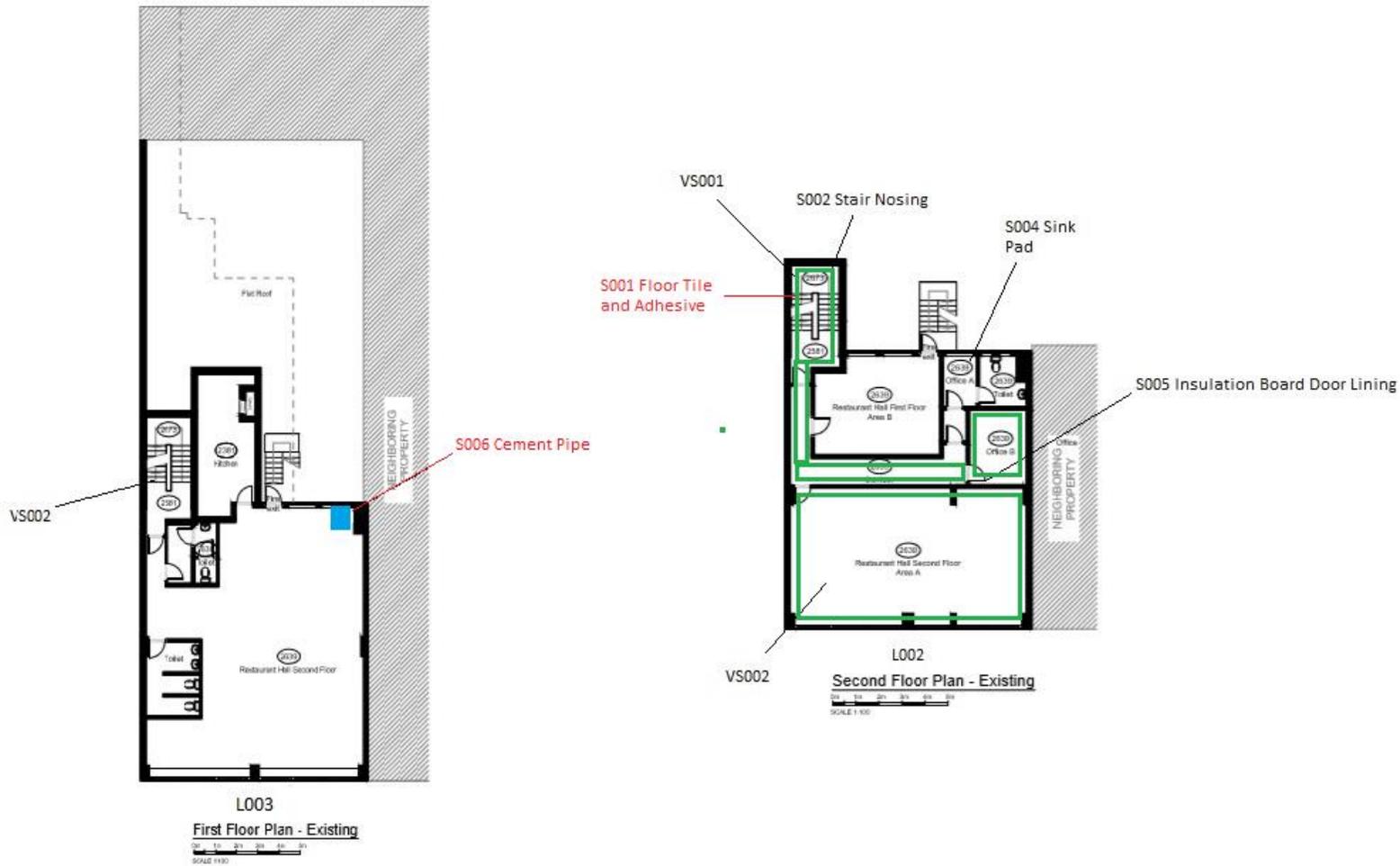
Under CAR 2012, there is a legal duty to remove asbestos during a major refurbishment, if materials remain in-situ an asbestos management plan for the property will be required.

The asbestos register states if removal of a material is likely to require a licensed contractor. If a licensed contractor is required the HSE will require a 14day notification period prior to commencement of works.

Depending on the materials identified some remedial or removal tasks may not require a licensed contractor but may be considered 'Notifiable Non-Licensed Work' (NNLW). A suitable risk assessment should be carried out prior to any work with asbestos in accordance with CAR2012 and the correct procedures put into place.

Until such time as the identified materials are removed there is a legal duty to manage the asbestos containing products and an asbestos management plan for the building is required.

Appendix A Site Plans



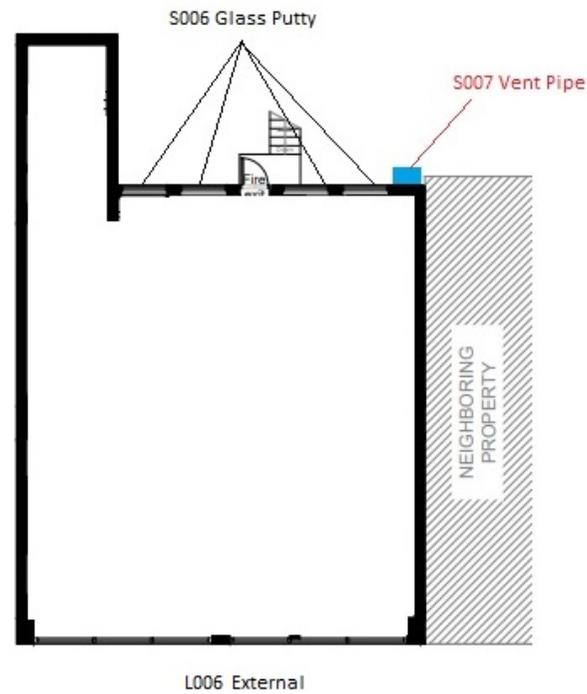
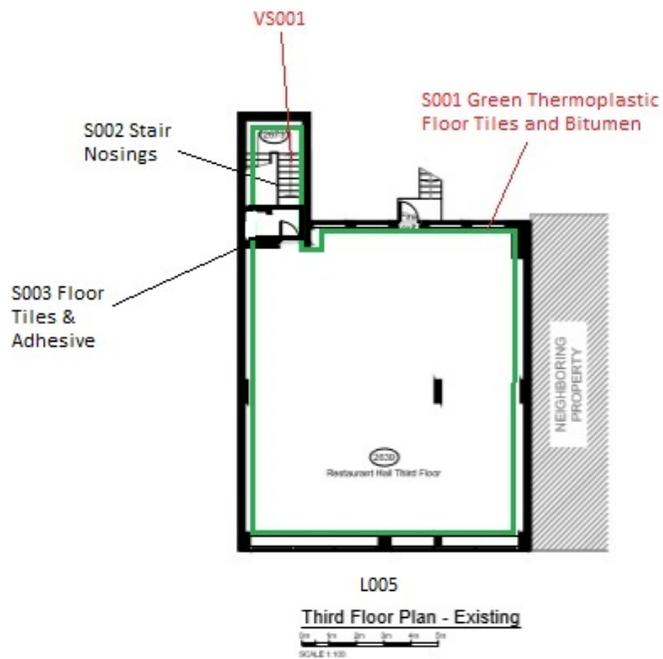
- Key**
- S001 Sample No. Negative
 - S001** Sample No. Positive
 - VS Visually Similar
 - PR** Presumed
 - PS** Previously Sampled

- Area of No Access
- Insulation Material
- Asbestos Cement
- Textured Coating
- Composite Products
- Ropes/Textiles/Paper



Project:
49 Corporation Street

Project No.: E-12134
Date of Survey: 18 December 2018
Building Ref:



Key

- S001 Sample No. Negative
- S001** Sample No. Positive
- VS Visually Similar
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- PS** Previously Sampled

- Area of No Access
- Insulation Material
- Asbestos Cement
- Textured Coating
- Composite Products
- Ropes/Textiles/Paper



Project:
49 Corporation Street

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Appendix B Test Results



SCOPES

Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	<input type="checkbox"/>
PREMIUM	<input type="checkbox"/>
EMERGENCY	<input type="checkbox"/>

Client:	ENVIRONMENTAL MANAGEMENT SOLUTIONS LTD	Analysis Report No.	SCO/18/10048			
Address:	SIGERIC BUSINESS PARK HOLME LACY ROAD HEREFORD HR2 6BQ		Report Date:	20/12/18		
Attention:	TECHNICAL MANAGER		Site Ref No.	E-12134		
Site Address:	49 CORPORATION STREET COVENTRY		Page No:	1	Of	1
Date sample taken:	18/12/18		No. of Samples:	7		
Date sample received:	20/12/18		Obtained:	DELIVERED		
Date of Analysis:	20/12/18					

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.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	E-12134/001	THIRD FLOOR- GREEN THERMOPLASTIC FLOOR TILES AND BITUMEN	CHRYSTOTILE TO TILE ONLY
2	E-12134/002	THIRD FLOOR- STAIRWELL- STAIR NOSING	NADIS
3	E-12134/003	THIRD FLOOR- TOP OF STAIRS- FLOOR TILES AND ADHESIVE	NADIS
4	E-12134/004	SECOND FLOOR- OFFICE A- SINK PAD	NADIS
5	E-12134/005	SECOND FLOOR- OFFICE B- INSULATION BOARD DOOR LINING	NADIS
6	E-12134/006	EXTERNAL- GLASS PUTTY	NADIS
7	E-12134/007	EXTERNAL- VENT PIPE	CHRYSTOTILE/AMOSITE

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	S.BOLTON - Q.C.M

BULK 001-VER 5 12-AUGUST-09-QCM