Asbestos Demolition Report

Haringey Park
London
N8 9JA

On behalf of

Crawford Partnership Ltd

Reference: C-00580



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1.0 SITE INFORMATION

Report Reference:	C-00580
Survey Type:	Asbestos Demolition Report
Site Address:	Haringey Park London N8 9JA
Client Name and Address:	Crawford Partnership Ltd The Studio, 1a Muswell Hill, London, N10 3TH
Client Contact:	Jon Pyle
Survey Date(s):	05/02/2016
Report Issue Date:	10/02/2016

Name of Surveyor(s):

Paul Christmas



Report Authorised By:

Dave Hanley

Scope of Works: Refurbishment & Demolition Survey to Garage Compound

Excluded Areas: No Excluded Areas

Building Usage: Domestic Storage

Age of Building: 1900's

2.0 EXECUTIVE SUMMARY

A Demolition Survey was carried out at Haringey Park, London on 05/02/2016.

2.1 Summary of Asbestos Locations:

No suspect asbestos containing materials located within the scope of the survey.

2.2 No Access Areas:

All areas within the scope of the survey were accessed.

3.0 SURVEY RESULTS

Material Assessment Score

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

4.0 INTRODUCTION

Background

4.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance to name a few. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

4.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties caused by inhalation of the fibres which can get lodged in the lining of the lungs causing disease and death.

4.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and building throughout the UK. Section 4 details some of the more common types and forms of ACM's that may be present in client's properties.

Scope and Purpose

4.4 Crawford Partnership Ltd has commissioned **Crucial Environmental Ltd** to undertake an Asbestos Demolition Survey of Haringey Park. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on 05/02/2016.

4.5 Asbestos surveys can be one of two types, as described below:

Management Survey

This type of survey is the most common form of asbestos survey undertaken. Its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

This also requires the surveyor to identify any installations on a site that she/he suspects may contain asbestos. However, these installations are then sampled (this may require several samples depending on size and complexity of the suspect installation) and analysis of the samples are carried out at a UKAS accredited laboratory, which allows confirmation of whether the sampled materials definitely contain asbestos or are asbestos free. Visually similar homogenous materials are then referenced to sampled materials, and are `strongly presumed' to be the same material i.e. contain asbestos or not, as the sampled material.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary according to the premises. Management surveys include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way.

The survey will generally require suspected ACMs to be sampled and analysed to confirm the presence or absence of asbestos. However a management survey can also involve presuming the presence or absence of asbestos.

All areas should be accessed and inspected as far as is reasonably practicable when carrying out Management Surveys. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling.

Refurbishment/Demolition Survey

A Refurbishment/Demolition Survey extends the 'Management Survey', to include investigations into all reasonably accessible sealed voids and the fabric of the building. This survey includes breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, 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/Demolition Survey shall only be carried out if safe to do so - for example if there are live services inside a building, 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 the refurbishment or demolition works.

4.6 This particular survey comprised a Demolition survey carried out in accordance with the Health and Safety Executive's guidance document HSG 264.

This means that:

- As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas of the building.
- A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM made.
- A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced.

4.7 The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at Haringey Park are not exposed to asbestos-related health risks.

- Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs.

4.8 The findings of this report will need to be revised and updated periodically to reflect the progress made in the action plan.

Control of Asbestos Regulations 2012

4.9 The Control of Asbestos Regulations 2012 (CAR) apply to most work situations involving risk of exposure to asbestos. From May 2004 the Duty to Manage asbestos in non-domestic premises requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.

- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.

- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.

- Monitor the condition of asbestos-containing materials.

- Make a written assessment of the risk of exposure from asbestos.

- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:

➢ material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.

➢ material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.

➢ information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health & Safety Regulations

4.10 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.

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

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.

- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.

- The number of workers exposed to asbestos is kept to a minimum.

- Information on the location of asbestos is made available to any person likely to be exposed to ACMs.

- Training is given to anyone liable to be exposed to asbestos.

5.0 ASBESTOS MATERIALS IN BUILDINGS

Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material but if in a good condition and unlikely to be disturbed presents no immediate danger; however it is likely to release fibres, if disturbed especially during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as hand applied lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 85% asbestos with the protective papers being up to 100% chrysotile. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 16 to 40% amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

Asbestos cement products as in roofing sheets, wall cladding, permanent shuttering, flue, rain water and vent pipes generally contain 10 to 15% of asbestos fibre bounded in Portland cement, some flexible boards contain a small proportion of cellulose. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and also for packing materials as in heat/fire resistant boiler, oven and flue sealing or anywhere thermal of fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may give rise to high fibre release especially if when damaged or frayed.

Cloth thermal insulation and lagging, including fire resistant blankets, mattresses and protective curtains, gloves, aprons, overalls etc. All types of asbestos have been used in the manufacture but since the mid 60's the majority has been chrysotile, the content of which can be up to 100 %.

Millboard, paper and paper products usually have an asbestos content approaching 100% with all three types of asbestos being used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation, Asbestos paper has been used as a laminate for fireproofing to various fibre panels. These materials are on some occasions not well bonded and will release asbestos fibres if subject to abrasion and wear.

Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of in compliance with any regulation applicable.

Thermoplastic floor tiles can contain up to 25% asbestos usually chrysotile, PVC vinyl floor tiles and unbacked PVC flooring normally 7-10% chrysotile and asbestos paper backed PVC flooring the paper backing may contain up to 100% chrysotile. Fibre release is not normally an issue but may occur when the material is cut or subjected to abrasion.

Textured coatings. Decorative coatings on walls and ceilings usually contain 3-5% chrysotile. Fibre release may occur when subjected to abrasion.

Mastics, sealants, putties and adhesives may contain small amounts of asbestos. The only possible risk is from sanding of hardened material when appropriate precautions should be taken.

Reinforced plastic and resin composites, used for toilet cisterns, seats, banisters, window seals, lab bench tops, brakes and clutches in machines. The plastics usually contain 1-10% chrysotile and were used in for example car batteries to improve the acid resistance. Resins may contain between 20 and 50% amosite, but because of its composition fibre release is likely to be low, even during cutting.

The above is not intended to be an exhaustive or definitive list. All materials suspected to consist of or contain asbestos will be inspected, sampled and reported.

6.0 INVESTIGATIONS

Baseline Information

6.1 There is no baseline information concerning the presence of asbestos at Haringey Park. It appears that no previous work has been carried out to identify, remove or repair any asbestos-containing materials at the site.

Inspection, Sampling and Analysis

Typical sources considered

6.2 The inspection work undertaken by **Crucial Environmental Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.

6.3 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.

6.4 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.

6.5 The site drawing and sample 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.

6.6 The most common asbestos-containing materials and products are:

- *Roofing materials, including sheet materials and components of composite sheeting, tiles and felts,*
- *Guttering and drainpipes,*
- *Wall cladding and soffit boards,*
- *Spray coatings to ceilings, walls and beams/columns,*
- *Loose asbestos in ceiling/floor cavities or ductwork,*
- *Firebreaks above ceilings or between trusses,*
- *Textured coatings (e.g. Artex) and paints,*
- *Loose asbestos inside partition walls,*
- *Partition walls and wall/ceiling panels,*
- *Floor tiles, linoleum and floor backing paper,*
- *Lagging, gaskets and gaiters to Air Handling Units,*

- *Lagging on boilers, pipework, calorifiers, etc.*
- *Paper linings under pipe lagging,*
- *Gaskets at pipe and vessel joints,*
- *Rope seals on boiler access hatches and between boiler sections,*
- *Boiler flues,*
- *String seals on radiators,*
- *Fire blankets.*

Visual Inspection

6.7 A visual inspection survey was carried out by **Crucial Environmental Ltd** on **05/02/2016** and involved examination of all of the buildings within the site.

a. Sampling and Analysis

6.8 Sampling was carried out on **05/02/2016** in accordance with the method specified in HSG264, published by the Health & Safety Executive.

6.9 Access to the buildings was arranged by **Crawford Partnership Ltd**, and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the sample sheets.

6.10 Analysis of the recovered samples was carried out by **Athena Environmental Solutions** in accordance with the procedure specified in HSG248, Asbestos: The Analysts Guide, published by the Health & Safety Executive. **Athena Environmental Solutions** are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.

b. Results of Laboratory Testing

6.11 Results obtained from the analysis of the recovered samples are provided in Appendix B.

c. Significance of Laboratory Test Results

6.12 The following are the three main types of asbestos identified by the laboratory testing procedure, and recorded on the laboratory certificate.

- **Chrysotile White Asbestos**
- **Amosite Brown Asbestos**
- **Crocidolite Blue Asbestos**

6.13 The analysis of the samples can also identify the presence of non-asbestos material fibres, and the presence of these is indicated in Appendix B where appropriate, using the sub-divisions:

NAD No Asbestos Detected.

Organic Organic fibres, such as animal hair.

MMMF Man Made Mineral Fibre, such as fibre glass.

6.14 It is emphasised that all types of asbestos, irrespective of their mineralogical compositions and concentration levels, fall within the scope of the Control of Asbestos Regulations. Therefore, details of the type and quantity of asbestos materials identified by the laboratory analyses do not significantly affect the Duty Holders legal duties and obligations. However, they do influence the assessment of risk, and therefore assist in determining the priorities for remedial action.

7.0 ASSESSMENT AND OVERVIEW

Risk Assessment Methodology

7.1 Risk assessments for fibre release have been carried out for all suspected asbestos materials, based on their *product type, condition (extent of damage/deterioration)*, *surface treatment* and *asbestos type*. The method adopted is as described in HSG264. The results of the risk assessments for each sample are shown in the sample sheets and are classified as High, Medium or Low. A Total Assessment Score is also provided together with a Priority Assessment to assist in establishing the urgency of any remedial actions required. The data sheets include recommendations concerning access restrictions and priorities for treatment or removal of asbestos materials, based on the Material Assessment Score.

7.2 The meaning of the specialist terms employed and the key stages of the risk assessment process are described below.

Product Type

7.3 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

7.4 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.

7.5 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

7.6 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

7.7 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 - *Applicable to Positive Asbestos Samples only*

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

High Material with an Assessment Score of > 9:

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.

Medium Material with an Assessment Score of between 7 and 9:

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 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.

Low Material with an Assessment Score of between 5 and 6:

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 Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.

Very Low Material with an Assessment Score of < 5 or less:

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.

Priority Assessment Score – *Applicable to Positive Asbestos Samples only*
The priority assessment score is to be used by 'The Duty Holder' in combination with the material assessment score to establish the priority for those ACM's needing remedial action and the type of action that is to be taken. This survey provides guidance and recommendations based on information available at the time of survey and the experience of the surveyor however, 'The Duty Holder' should satisfy themselves that the priority risk assessment is relevant to their detailed knowledge of the activities carried out in the premises.

Notifiable Non Licensed Work

7.9 For assistance in the clarification of works and materials that fall within the category of Notifiable Non Licensed Work please refer to Guidance Note AO - Advice on Notifiable Non Licensed Work of HSE Publication HSG210 Asbestos Essentials available at www.hse.gov.uk/asbestos/essentials.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Introduction

8.1 The recommendations provided in this Section identify the main elements of the Action Plans that need to be developed and implemented by **Crawford Partnership Ltd or the contractual 'Duty Holder'** in order to address the asbestos management issues that affect Haringey Park.

Additional Inspection, Sampling and Testing

8.2 We recommend that further inspection, sampling and testing is carried out in areas that are not covered by the inspection work described in Sections 3 and 5 above. These fall into two categories:

(a) Buildings and areas for which access could not be obtained during the course of the survey work.

(b) Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.

8.3 During the survey the following areas were excluded from the survey because they were found to be either inaccessible due to the physical nature of the premises; the extraction of samples would have affected the functional integrity of the article or where access could have endangered the surveyor:

- All electrical fuse boxes, distribution boards, heating equipment, electrical appliances and operational machinery were considered live and access was not attempted during the survey.
- All concealed voids, spaces and pipes.
- Any gaskets which are integral to a pipeline or other article.
- The grounds surrounding the building(s).
- Any fire doors or fire safes.
- Any non-visible or accessible damp proof courses or membranes.

8.4 Although the presence of asbestos in these areas has not been confirmed, caution should be exercised if any works are carried out there in the future. If any suspect materials are encountered in these areas, 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.

8.5 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.

Labels and Warning Signs

8.6 It is recommended that labels and warning signs should be provided to identify materials that contain asbestos, this is particularly applicable in areas subject to regular maintenance activities

such as workshops, storerooms and boiler rooms and roofs. Suitable signs can be obtained from **Crucial Environmental Ltd** on **0845 459 4845.**

8.7 The programme for providing labels and warning signs should be systematic, beginning with the areas that are most readily accessible and where risk from asbestos exposure is greatest.

8.8 The appropriate statutory warning labels are identified in HSG264. However, although labels and warning signs should adopt standard symbols wherever appropriate, it is very important that the wording on them is made as simple and effective as possible. The wording should be devised to reflect the specific hazards and circumstances at each location. Careful attention also needs to be given to the sizes, positions and method of fixing for the labels and warning signs. Signs and labels alone should never be relied upon to provide an adequate warning, where ACM's are present a permit to work system should also be considered.

Programme for Removal or Treatment of Asbestos Materials

8.9 A programme for the removal, encapsulation or monitoring of asbestos materials should be identified in the Asbestos Management Plan. This work is beyond the scope of our current commission, though technical assistance can be provided to assist clients if required.

8.10 The management plan for the removal, encapsulation and/or monitoring of ACM's, requires a priority assessment to be completed, this looks at the likelihood of someone disturbing the ACM, and takes account of:

- The Material and Priority Assessment Scores for the materials in question.

- The Disturbance Potential for the materials in question.

- Areas where planned future works or maintenance activities entail contact with materials that are known to contain asbestos.

- The occupant activities undertaken in the area concerned.

- The human exposure potential.

Materials with a High Assessment Score - Applicable to Positive Asbestos Samples only.

8.11 Suspected *high-risk* asbestos-containing materials are identified in Appendix A. It may be more economical to remove *high-risk* asbestos materials than to attempt to carry out in-situ remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.

8.12 Loose materials and debris, which can have a medium or low Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

Materials with a medium or Low Assessment Score - Applicable to Positive Asbestos Samples only.

8.13 The recommended approach for dealing with the *medium-risk and low-risk* asbestos containing materials identified in Appendix A is different. For these materials, the decision to remove the materials should be based on the priority assessment of whether the risk associated with removal would be less than the risk associated with in-situ management. In some circumstances, the 'do

nothing' option may be more appropriate in the short to medium term, particularly where the material is in good condition, the location is 'remote' and it is considered feasible to provide adequate safeguards against inadvertent contact or exposure.

Areas affected by Planned Future Works

8.14 Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Assessment Score assigned to the material.

8.15 Employers have a duty of care under the Control of Asbestos at Work Regulations to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, CDM Co-ordinators, Planning Supervisors, and Principal Contractors (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work.

8.16 Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials.

Internal Arrangements

Training and Communications

8.17 Part 2 of The Control of Asbestos Regulation 2012 requires that all employees who are directly or indirectly liable to be exposed to asbestos should receive adequate information, instruction and asbestos awareness training and should have access to the Asbestos Register, or the information contained within it.

Management Responsibility

8.18 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos,
- Controlling the Asbestos Register,
- Liaising with specialist asbestos consultants and contractors,
- Monitoring the action plan.

Asbestos Register

8.19 It is recommended that this report should form the basis of an Asbestos Register and the strategic element of your Asbestos Management Plan and Policy. An Asbestos Register is a 'living document' used to identify where asbestos-containing materials are and to assist in managing them safely.

8.20 The Asbestos Register should record the location, extent, product type, condition, surface treatment and accessibility of asbestos-containing materials,

8.21 The Asbestos Register needs to be updated regularly to reflect changes brought about by implementation of action plans for the removal and treatment of asbestos materials and to incorporate the results of further inspection, sampling and testing.

8.22 All areas identified should be re-inspected at intervals as shown on the sample sheets and revisions made to the data provided) to reflect the findings of the inspections and any supplementary laboratory testing carried out.

9.0 CAVEATS

9.1 All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary. All dimensions and areas given are approximate and should be used for guidance purposes only.

Management Surveys

9.2 This report is based on a non-destructive survey of an unfamiliar site. Every effort was made to locate the presence of all asbestos containing materials within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during these types of survey. It must therefore be presumed, that asbestos containing materials, other than those located during the survey may exist within the building.

9.3 It was not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

9.4 For the reasons set out above we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should these areas become accessible during the course of any future refurbishment or demolition works.

Refurbishment and Demolition Surveys

9.5 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. If the building is to undergo major refurbishment or 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.

10.0 REFERENCES

HSG264 Asbestos: The Survey Guide. *HSE Books*

HSG248 Asbestos: Asbestos: The analysts' guide for sampling, analysis and clearance procedures, *HSE Books*

A Comprehensive Guide to Managing Asbestos in Premises *HSG 227, HSE Books*

The Management of Asbestos in Non-Domestic Premises, Regulation 4 of The Control of Asbestos Regulations 2012 *Approved Code of Practice (L127) HSE Books*

The Control of Asbestos Regulations 2012 *The Stationary Office*

Asbestos Essentials. Task Manual for building, maintenance and allied trades on non-licensed asbestos work *HSG210, HSE Books*

11.0 SAMPLE SHEETS

Building:	Haringey Park	Floor:	External
Location ID:	001	Location:	External
Sample Number	S001	Extent:	90 m²
Item / Position	**Flat Roof Felt**	Material:	**Bituminous Product**
Product Type		Scores:	-
Condition			-
Surface Treatment			-
Asbestos Type	**No asbestos detected**		-
Material Assessment			

Main Photo	**Close Up Photo**
	

Recommendation:	**No action required**
Comments:	Flat Roof Felt to all Garages.

S = Sampled; SP = Strongly Presumed; P = Presumed; X = Cross Reference (Same as another)

12.0 ASBESTOS REGISTER

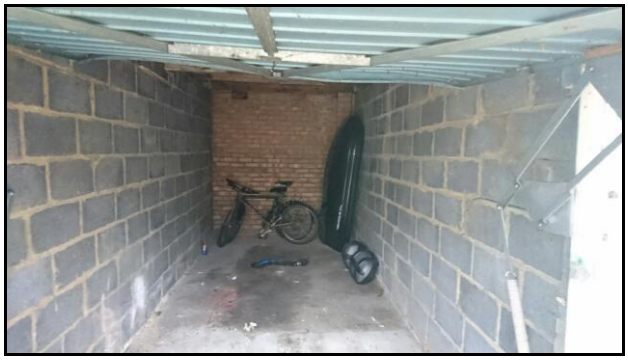
No suspect asbestos containing materials located within the scope of the survey.

S = Sampled; SP = Strongly Presumed; P = Presumed; X = Cross Reference (Same as another)

13.0 NON-ASBESTOS REGISTER

Building	Floor	Area / Room	Item	Material
Haringey Park	Ground Floor	002 - Garages	Roof	Profiled metal sheeting
Haringey Park	Ground Floor	002 - Garages	Internal Wall	Brick / Block
Haringey Park	Ground Floor	002 - Garages	Floor	Concrete
Haringey Park	Ground Floor	002 - Garages	Ceiling	Timber
Haringey Park	External	001 - External	Flat Roof Felt	Bituminous Product - No Asbestos Detected

14.0 NON-ASBESTOS MATERIALS

Building:	Haringey Park	Floor:	Ground Floor
Location ID:	002	Location:	Garages
Item:		Material:	
Main Photo		**Close Up Photo**	
		No Photo Available	
Comments:			

Building:	Haringey Park	Floor:	Ground Floor
Location ID:	002	Location:	Garages
Item:		Material:	
Main Photo		**Close Up Photo**	
		No Photo Available	
Comments:	Plastic cladding to corner of Adjacent garage		

Building:	Haringey Park	Floor:	Ground Floor
Location ID:	002	Location:	Garages Rear External Area
Item:		Material:	
Main Photo		**Close Up Photo**	
		No Photo Available	
Comments:			

Building:	Haringey Park	Floor:	Ground Floor
Location ID:	002	Location:	Garages Rear External Area
Item:		Material:	
Main Photo		**Close Up Photo**	
		No Photo Available	
Comments:	Profiled Metal Sheeting to Roof of All Garages.		

Building:	Haringey Park	Floor:	Ground Floor
Location ID:	002	Location:	Garages Rear External Area
Item:		Material:	
Main Photo		**Close Up Photo**	
		No Photo Available	
Comments:	Timber Cladding to top skirt of wall		

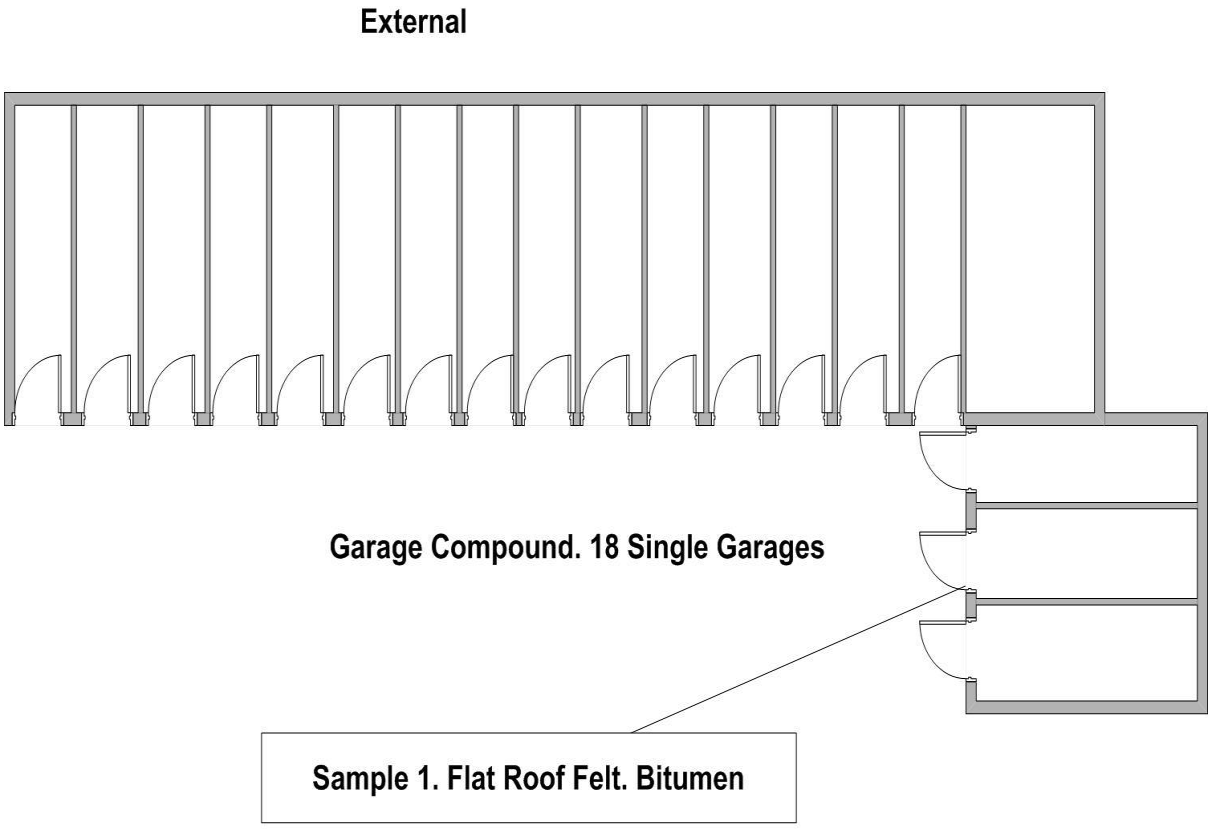
Building:	Haringey Park	Floor:	External
Location ID:	001	Location:	External
Item:		Material:	
Main Photo		**Close Up Photo**	
		No Photo Available	
Comments:			

Building:	Haringey Park	Floor:	External
Location ID:	001	Location:	External
Item:		Material:	

Main Photo	Close Up Photo
	No Photo Available

Comments:	Plywood-Timber Facias and cladding. Plastic Guttering and Down-pipes. Profiled Metal Sheeting to all garage Roofs, with Plywood under boarding. Metal doors to all garages.

15.0 DRAWINGS



16.0 CERTIFICATES OF ANALYSIS

ATHENA
ENVIRONMENTAL SOLUTIONS LTD.

UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

SITE ADDRESS:	HARINGEY PARK, LONDON, N8 9JA
SITE REF NO.	C00580

CLIENT	CRUCIAL ENVIRONMENTAL LTD
ADDRESS	UNIT 5 HILLSIDE, OLD LONDON ROAD, WASHINGTON, WEST SUSSEX, RH20 3BN
PHONE NUMBER	0845 459 4845

CERTIFICATE NUMBER	ATH/16/02/0257
DATE SAMPLED	05/02/16
DATE RECEIVED	08/02/16
DATE ANALYSED	08/02/16
NO. OF SAMPLES	1
PAGE NUMBER	1 OF 1
OBTAINED	DELIVERED

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	MATERIAL TYPE	FIBRE TYPE DETECTED
1	1	EXTERNAL-GARAGES-FLAT ROOF FELT-BITUMEN	BITUMEN	NADIS

KEY: CHRYSOTILE – WHITE ASBESTOS CROCIDOLITE – BLUE ASBESTOS AMOSITE - BROWN ASBESTOS NADIS - NO ASBESTOS DETECTED IN SAMPLE
TREMOLITE, ANTHOPHYLLITE & ACTINOLITE – LESS COMMON ASBESTOS FIBRE TYPES

Note: When a trace of asbestos fibres are reported this represents one or two fibres only.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.

ANALYST NAME AND SIGNATURE:	B. HOPSON BA	AUTHORISER NAME AND SIGNATURE:	B. HOPSON BA

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.

BULK 001 VERSION 4 – 02/03/15

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