

Bolton Hall

Rotherham

DEMOLITION SURVEY



Client: The house Crowd

Surveyed by: Michael Waddicor

Survey Date: 22/11/2016

Job No. LP16-00070



Prepared by:

LK Assure Ltd
Bury Business Centre
Kay Street
Bury
BL9 6BU

Document Verification

Site Address	Bolton Hall, Rotherham		
Job Number	LP16-00070		
Survey Type	Demolition Survey		
Survey Date	22/11/2016		
Authorised by Lead Surveyor	Michael Waddicor	Signature:	
Report Written By	Michael Waddicor	Signature:	
Technically Reviewed By	Clair Leyden	Signature:	P.P. 
Authorised for issue By	Clair Leyden	Signature:	P.P. 

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1. EXECUTIVE SUMMARY

This report supersedes all previous asbestos reports for the areas surveyed.

A demolition survey was carried out in accordance with HSG 264: The Survey Guide at Bolton Hall, Rotherham on the 22/11/2016. The survey involved collecting and analysing representative bulk samples from suspected ACM, and recording the type, quantity and location of these materials throughout the building. This type of survey involved destructive inspection in an attempt to locate all concealed or embedded ACM. It should be noted that no assessment of the condition or potential for asbestos fibre release from each identified ACM was made during this survey. A Refurbishment or Demolition survey is not designed to supply sufficient information to allow the client to manage the ACM present in accordance with the requirements of Regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

The asbestos information in this report is supplied on the understanding that the area surveyed is to be subject to major refurbishment or demolition and that the identified asbestos will be removed or encapsulated as part of those works. Any asbestos remaining in situ at the conclusion of the project will need material and priority assessment in line with the requirements of Regulation 4 of CAR 2012.

It is important to note that there may be previously identified asbestos items within the designated survey area that are not affected by the works and will not therefore be covered by this survey, it is recommended that this report be read in conjunction with the existing Type 2 report.

The client should be aware that because of the variations in composition of textured coatings (Artex, Supertex, Wondertex etc.) the presence of asbestos in just one of a series of bulk samples of the material from any area will be considered sufficient grounds for treating all of the coatings in that area as containing asbestos.

The client should be made aware of the limitations of a survey being conducted in a destructive manner and is referred to Appendix D of this report.

Within the remit of this survey asbestos-containing material was identified or presumed to be present in the form of:

- Cement tiles
- Insulating board
- Bitumen felt
- Pipe insulation

All areas surveyed within the scope of these works are recorded in Appendix C, which also contains details of all identified and presumed ACM.

Building Description	Bolton Hall is a two storey brick construction built in the 1970's. The external walls are brick, the windows and doors are UPVC and the raingoods are plastic. Internally the walls are brick/ plaster/ timber with some plasterboard studded walls, the floors are timber, and the ceilings are plaster board. There are two boiler rooms, two lifts and two lift plant rooms. One of each is on each of the west and east wing.
Samples Taken	Samples were taken of the bitumen felt within the various roof spaces, cement tiles debris to the floor, pipe insulation, and insulating board panel strips.
No Access	No access could be made within the lift shafts, west boiler room, the external roof/soffits/fascias and wall cavity tops. A full inspection could also not be completed within the loft space as there were no loft boards present. Although the surveyor has had a look around and cannot see any more samples will need to be taken other than the bitumen roof felt (already sampled), he cannot be certain. The surveyor could not access the roof levels to gain access behind the soffits and fascias, and also to check the wall cavity toppers as standard ladders do not offer the correct height and safe access. Scaffolding towers should be erected around the building to provide this access. Scissors lifts and booms would not be able to provide access to the rear of the property due to the uneven floor and grass areas. No access could be gained within the lift shaft as no lift engineer was present at the time of the survey. An inspection should be undertaken by a suitably trained competent person once a lift engineer is present to provide access. The west boiler room door needs to be unbolted/ screwed to provide access within. Currently the door is boarded up and covered in vandal grease. The surveyor was not able to get the bolts/ screws out of the door frame to free the door up.

All areas where access was not possible must be presumed to contain asbestos until proven otherwise. See also Section 2.

In accordance with CAR 2012, any ACM that has been visually identified (i.e. not sampled, or not cross-referenced to a specific sample) should be presumed to contain amphibole asbestos, unless sampled to prove otherwise.

If any planned works are likely to damage or disturb any ACM noted in the Executive Summary or Section 4, the ACM must be removed prior to these works taking place.

This report may not be reproduced other than in full, except with the prior written approval of the issuing office.

The client is advised that the list of identified ACM above may not be definitive of all ACM within the building.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY.

2. INTRODUCTION

LK Assure Ltd (LKA) has been commissioned by The house Crowd to carry out an asbestos survey in accordance with HSG 264: The Survey Guide. A demolition survey was undertaken to the property known as Bolton Hall, Rotherham on the 22/11/2016.

The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those difficult to reach. A refurbishment or demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these events controls are required to prevent the spread of debris which may include asbestos.

The client should be made aware of the limitations of a survey being conducted in a destructive manner and is referred to Section 2. Certificates of Analysis for bulk samples obtained during the survey are included within Appendix B of this report.

Throughout the report the following terms and abbreviations may be used:

ACM: Asbestos containing material.

MMMF: This describes any man-made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.

AIB: Asbestos Insulating Board.

Chrysotile: Commonly known as white asbestos.

Amosite: Commonly known as brown asbestos.

Crocidolite: Commonly known as blue asbestos.

Amphibole: Generic name for all asbestos types, excluding Chrysotile.

Serpentine: Chrysotile asbestos.

Plans supplied by the client have been annotated and / CAD plans based on hand drawn plans produced on site by LKA accompany the report, see Appendix A.

Note: For the purposes of reporting; where rooms or areas have no identifying number or name, LKA will assign one. Assigned room numbers / names will be annotated on any plans available or produced and included in the report to aid identification. The Client should therefore be aware that room numbers used in this report may differ from those used by site occupants.

In accordance with CAR 2012, any ACM that has been visually identified (i.e. not sampled, or not cross-referenced to a specific sample) should be presumed to contain amphibole asbestos, unless sampled to prove otherwise.

It is strongly recommended that this report be reviewed prior to any change of use, occupancy or any other activity, which may affect the accessibility of any ACM within the areas surveyed. A competent person should only conduct such reviews.

This report may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. The client is advised not to solely read the asbestos register as a definitive description of all ACM within the building. Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be pleased to clarify any technical issues raised.

The client should be aware of the limitations of a survey being conducted in a non-destructive manner and is therefore referred to Appendix C of this report.

Disclaimer

This report has been prepared by LKA who have exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope.

However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to LKA which have not been independently produced or verified, LKA gives no warranty, representation or assurance as to the accuracy or completeness of such information.

3. SURVEY OBJECTIVE

Scope of works

The scope of the survey was to, as far as reasonably practicable, locate, identify and assess all reasonably accessible ACM present in the scope of the survey by using destructive or intrusive techniques and to present the information collected in a way which allows the duty holder to identify ALL ACMs within a building before any demolition or refurbishment work has been undertaken.

Survey Objective

This type of survey uses destructive inspection procedures to gain access to all areas of the building to where Asbestos may be present. Some areas of no access may arise these will be shown in the executive summary and on the annotated site plan in Appendix A. A full sampling programme is undertaken to identify suspected Asbestos containing materials (ACMs).

This detailed survey is designed to:

Locate and record the location, extent and product type of any presumed or known (ACMs);

Determine and record the Asbestos type by collecting representative samples of Suspect materials for laboratory investigation.

Methodology

The sampling techniques used to conduct this survey are in accordance with the Health and Safety Executive publication HSG 248 - Asbestos: The Analysts' Guide for Sampling Analysis and Clearance Procedures, 2005 Asbestos in Bulk Materials and HSG 264: The Survey Guide 2012.

Sample analysis was undertaken in accordance with the Health and Safety Executive publication HSG 248: The Analysts' Guide for Sampling Analysis and Clearance Procedures, 2005 Asbestos in Bulk Materials. This method employs the techniques of stereo-microscopy, dispersion staining and polarising light microscopy.

Samples were obtained from representative locations, which on the basis of observation and our experience may potentially contain Asbestos. All Asbestos materials exposed in the course of sampling were then sealed with a coating of sprayed sealant and tape.

The results of the Asbestos survey are discussed in the conclusion section of this report and the laboratory analysis is presented in Appendix B.

4. SAMPLING STRATEGY

The aim of carrying out sampling is to identify the location, extent and condition of all visible Asbestos materials. Samples are given a unique reference number which appears on the Certificate of Bulk Analysis and matriculates throughout this report. All samples are collected and double bagged in self seal bags.

Methods are in place to negate the possibility of cross contamination, to give the client a true representation of ACMs in situ, all sampling is undertaken following our on site procedures to ensure the survey causes the minimum of disturbance and no risk to any persons present within the premises, during or after the survey.

As required in The Analysts' guide for sampling analysis and clearance procedures (HSG 248), dust release during sampling MUST be reduced to as low as reasonably practicable and an assessment of each individual material dictates the method of dust suppression and precautionary measures to be used.

The appropriate methods adopted by LKA are: Isolation of the sampling area, wetting the materials to be sampled, cleaning and sealing any broken materials. All samples are then double bagged in self seal bags, which do not allow any dust release. Sampling will not impair the structural integrity of the premises or plant within

5. LIMITATIONS

Whilst the surveyors make every reasonable effort, LKA cannot guarantee that every ACM has been identified and survey results are definitive. Some ACM could be present in the building that may only be discovered when the building is demolished or is subject to major refurbishment.

The survey brief was to identify every reasonably accessible ACM.

Where assistance was not provided please note the following limitations and restrictions to specific materials, installations and locations commonly found during surveys of this nature (more detailed explanations are available on request):

Risers/ Floor or Wall Cavities and Voids

Where these are completely blocked or bricked in they may only be detected if shown on building construction plans or during demolition.

Columns / Structural Elements

These were not penetrated as doing so would damage the stability of the building. A structural survey or engineer was not provided by the client.

Roofs / External Areas

These were not checked as safe access could not be achieved.

Lifts / Shafts

Lifts and lift shafts were not checked for safety reasons as a lift engineer was not provided by the client.

Electrical Installations

Electrical equipment was only examined where it was locked off and an isolation certificate has been issued. The client did not provide an electrician.

The client should be aware that asbestos ceilings and panels etc. may conceal further ACM, for example asbestos insulated duct or lagged pipe. This would not be known until the ceiling or panels were removed. Removal of asbestos products to identify concealed ACM may require additional controlled conditions and notification to the enforcing authority.

Given the way in which ACM was used in the construction of buildings, some may only be detected during the course of subsequent demolition.

Any areas within the remit of the survey but not described within the body of the report or in the Asbestos Material Assessments should be regarded by the client as un-surveyed, and potentially containing amphibole asbestos. A competent person should assess such areas before any work affecting them is carried out.

The sampling regime is dictated by the building nature. Sufficient (as defined in HSG-248-Asbestos) representative bulk samples were taken at each location. It is advisable to presume that materials similar to those positively identified as asbestos also contain asbestos until proved otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos.

In accordance with the requirements of CAR 2012, it must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

6. ASBESTOS SURVEY STRATEGY

Two types of HSG 264 survey can be undertaken.

6.1 Management Survey

The purpose of this survey is to locate as so far as reasonably practicable, the presence and extent of any suspected ACMs within the premises and assess their condition, representative samples are collected and analysed for Asbestos fibres. If a sampled material is found to contain Asbestos fibres then other similar items will be strongly presumed to contain Asbestos as well.

A material has to be presumed to contain amphibole, Crocidolite (Blue) asbestos unless it has been sampled to prove otherwise. Unless there is sufficient evidence to suggest that it is not an ACM. The following reasoned arguments have been used to suggest that a material does not contain asbestos.

Non-asbestos substitute materials are specified in the original construction or subsequent refurbishments.

The product was very unlikely to contain asbestos or have asbestos added.

Post 1985 construction for amphibole asbestos products (Amosite – Brown Asbestos, Crocidolite – Blue Asbestos)

Post 1999 construction for serpentine asbestos products (Chrysotile – White Asbestos)

Where materials have the visible appearance of asbestos or are known to have been manufactured using asbestos they will be marked as presumed.

We at LKA have established a sampling strategy to minimise cost to the client and reduce exposure and risk to surveyors. This is a combination of a visual inspection and sampling bulk materials.

During the survey bulk samples will be taken and identified as asbestos and any materials that were visually similar and installed in an identical way will be strongly presumed to contain asbestos. In areas where a substantial amount of visually similar materials are present a representative sample will be taken. Therefore visually similar items in the same area MUST be presumed to contain asbestos fibres.

Where a survey reports a material as NON ASBESTOS by a visual inspection and with no analysis of samples (e.g. recently insulated pipework encapsulated with aluminium cladding) the client should take caution in interpreting the results. It is important to be made aware that there remains a possibility of asbestos insulation residues being present around joints and bends trapped under the newly applied insulation.

It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. Therefore we (LKA) cannot accept any liability for the detection of such residues in this type of survey. If the client undertakes major alterations in a specific area where residual asbestos may be found we (LKA) recommend that further investigation is carried out preceding the contract/works.

Where there are a large number of items distributed throughout the site (e.g. fuse boxes with flash pads/ flash guards) a single sample will be taken for analysis and all similar items MUST be presumed by the client to contain identical items and will have the same composition of the item specified.

6.2 Refurbishment / Demolition survey

This type of survey is to establish and describe as far as practicable, all ACMs in the premises and involves destructive inspection procedures. The volume of asbestos materials is established but no assessment of condition is required by HSG 264 other than to highlight areas of significant damage or debris.

On all types of surveys, where the term NO ACCESS is used, this indicates that the area specified is not accessible at the time of our survey. The client MUST be aware of the possibility that asbestos materials may be present in such areas and further investigation is required. The survey will be fully intrusive and involve destructive techniques, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment / demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal dismantling.

It should be understood that in order to carry out a complete Refurbishment / Demolition Surveys, they should only be conducted in unoccupied areas to minimise the risks to the public or employees on the premises. Ideally the building should not be in service and all furnishings should be removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room is large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The "surveyed" area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

If these conditions cannot be met then further destructive work may be required following the outcome of the survey.

Only areas defined in the client's scope of works are covered in this report, areas not identified should be considered as not accessed for the purpose of the survey.

It may not be possible to locate some or all of the debris until the plant (tanks or boilers) has been removed. It will be necessary to remove the plant under controlled conditions with an appropriate plan of work. Cast iron sectional boilers with asbestos between the sections (or as a plinth under the boiler) will need to be disassembled under controlled conditions.

7. METHODS OF BULK SAMPLE ANALYSIS

All techniques used are in strict accordance with the HSE document HSG 248 The Analysts' Guide for Sampling Analysis and Clearance Procedures, and carried out by a UKAS accredited laboratory.

Identification of Asbestos fibres is based on the following analytical procedure:

- 1) A preliminary visual examination of the whole bulk sample is made to assess the sample type and the required sample treatment (if any) where possible a representative sub sample treatment is taken at this stage.
- 2) Sample treatment is undertaken (if required) to release or isolate fibres.
- 3) A detailed and thorough search under the microscope is made to classify the fibre types present.
- 4) Representative fibres are mounted in an appropriate R.I. liquid on a microscope slide.
- 5) The different fibrous components are identified using Polarised Light Microscopy (PLM).

A certificate of bulk analysis is supplied carrying the details of the laboratory, itemisation of samples and results. The results can be found in Appendix B of this report.

8. ASBESTOS SURVEY REGISTER

The asbestos information in this report is supplied on the understanding that the area surveyed is to be subject to major refurbishment / demolition, and that the identified asbestos will be removed or encapsulated as part of those works. Any asbestos remaining in situ at the conclusion of the project will need material and priority assessment in line with the requirements of Regulation 4 of CAR 2012.

9. RECOMMENDATIONS FOR CONTROL AND REMOVAL OF ACMS

All the recommendations given are based upon those items identified as containing Asbestos and upon the potential for fibre release. This is in accordance with guidance published by the Health and Safety Executive.

It is recommended that future renovation takes the presence of ACMs into account. Licensed Asbestos removal contractors will be a necessity where licensable Asbestos materials require removal and disposal.

Where non-licensable materials i.e. composite materials and Asbestos cement products are identified they can be removed under controlled conditions without a licensed contractor.

It is advised that the locations of ACMs be held within an Asbestos register and that the condition of the materials is managed through the undertaking of regular inspections (Every 6 Months). Work should not be carried out on any suspect materials without Asbestos sampling and analysis to confirm or refute the presence of Asbestos.

Appendix D presents a definition of terms which provides a more technical detailed description of each of the words and phrases used in this report.

Current guidance requires the removal of all asbestos containing materials likely to be affected by refurbishment works. Duty Holders are required, prior to commencing refurbishment works, by HSE publication Control of Asbestos Regulations 2012 (CAR 2012) regulation 4 (Duty to manage asbestos in non domestic properties) to first confirm the existence of such materials by appointing a surveying company who use HSG 264 as guidance on procedures. A removal contractor must be appointed for ALL licensed asbestos works. Such contractors must be licensed to work with asbestos materials in accordance with the Control of Asbestos Regulations (CAR 2012), and have working practices and procedures directly drawn from HSG 247 The Licensed Contractors Guide.

Note: Any person(s) using this report for the purposes of Asbestos removal pricing MUST satisfy themselves as to the extent of the Asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the Asbestos within the areas.

10. REFERENCES

HSG 264: The Survey Guide. Health and Safety Executive, January 2012

HSG 247: The Licensed Contractors Guide, Health and Safety Executive, 2006

Approved Code of Practice (ACOP) L143 Work with Materials Containing Asbestos 2006

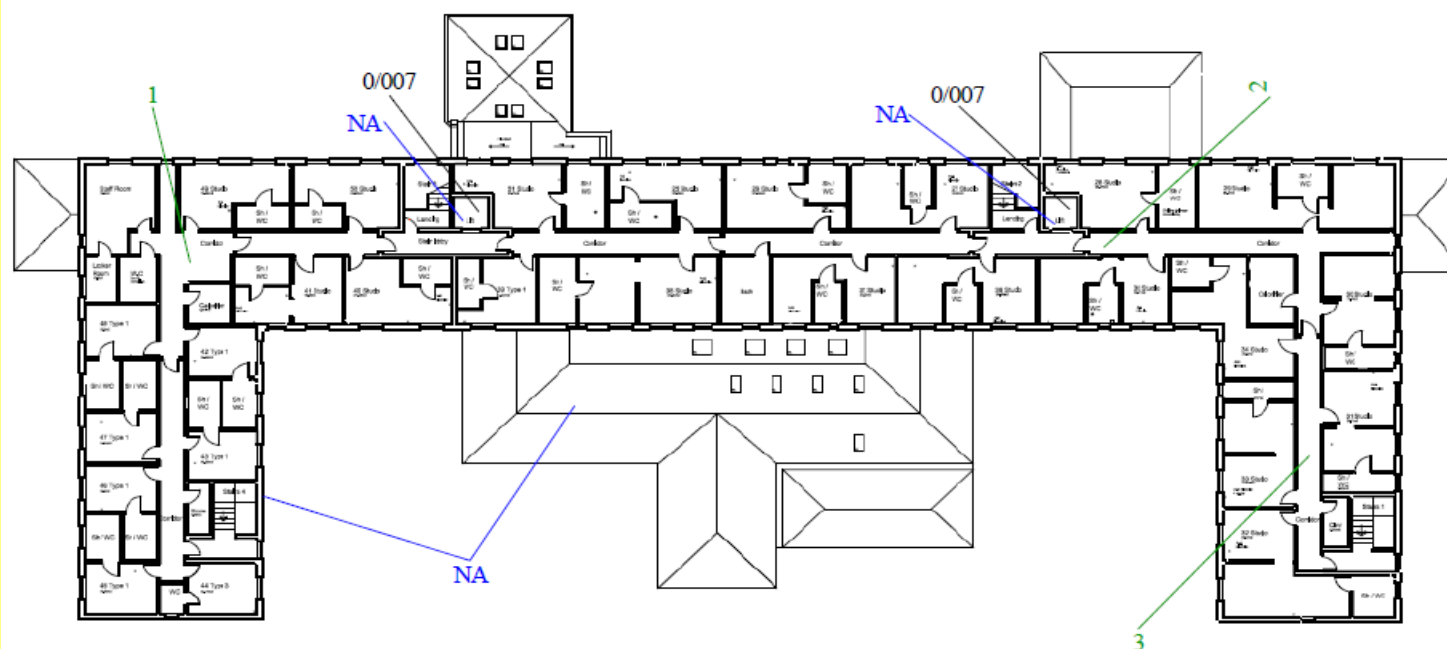
HSG 248- Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures

Control of Asbestos Regulations 2012 ISBN 0110751914

APPENDIX – A

SITE PLANS

Total Number of Pages within this Appendix: 2



Drawing / Job No:
LP16-00070

Page No: 1 of 2

Client:
The House Crowd

Site Address:
Bolton Hall
Rotherham

Floor/Area: First

Created By: MJW

Date: 21/12/16

Revision No: 00

Revision Date: 00

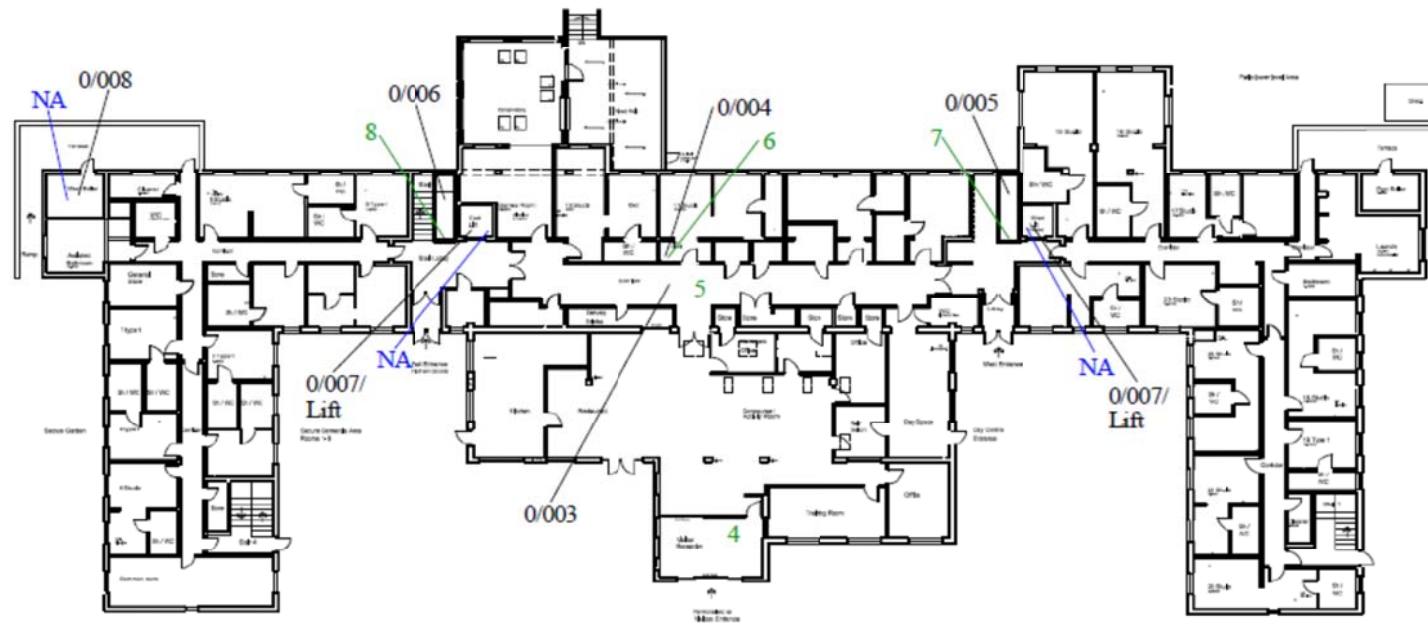
Key:-

- Positive
- Negative
- No Access

This plan does not
show the extent of
asbestos present
and must be read in
conjunction with the
accompanying
report.

NOT TO SCALE

LK
ASSURE LIMITED



Drawing / Job No:
LP16-00070

Page No: 2 of 2

Client:
The House Crowd

Site Address:
Bolton Hall
Rotherham

Floor/Area: Ground

Created By: MJW

Date: 21/12/16

Revision No: 00

Revision Date: 00

Key:—

- Positive
- Negative
- No Access

This plan does not show the extent of asbestos present and must be read in conjunction with the accompanying report.

NOT TO SCALE



APPENDIX – B

CERTIFICATES OF ANALYSIS

Total Number of Pages within this Appendix: 1

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
 Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com



2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: LK Associates Limited, Unit 29, Eton Business Park, Eton Hill Road, Radcliffe,
 Greater Manchester. M26 2ZS

Site Reference: LP16-00070 Bolton Hall

Date Received: 05/01/17

Date Analysed: 05/01/17

Certificate Number: TVS/17/062

Analyst: S Thomas

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	LP16-00070-1	-	Bituminous Felt	No Asbestos Detected
002	LP16-00070-2	-	Bituminous Felt	No Asbestos Detected
003	LP16-00070-3	-	Bituminous Felt	No Asbestos Detected
004	LP16-00070-4	-	Bituminous Felt	No Asbestos Detected
005	LP16-00070-5	Tile	Cement	No Asbestos Detected
006	LP16-00070-6	Pipe	Insulation	No Asbestos Detected
007	LP16-00070-7	-	Insulating Board	No Asbestos Detected
008	LP16-00070-8	-	Insulating Board	No Asbestos Detected

Approved: Sign:

Date: 05/01/17

(Issued)

Print: M Shaw

(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

APPENDIX – C
ASBESTOS REGISTER

Asbestos Register

Site: Bolton Hall, Rotherham
 Survey conducted by: Michael Waddicor

Date of survey: 22/11/2016

Samples were taken at the time of our survey and sent to TVS Analysis, a sub-contracted UKAS accredited laboratory, for bulk analysis.

Room Ref	Asbestos Present	Sample Ref	Form	Location	Extent No./M ² /M	Asbestos Fibre Type
0/003-Circ @ Bolton Hall	NO	LP16-00070-5	Asbestos cement	Cement tile debris to the floor	N/Q	NAD
0/005-Lift Motor Room 1 @ Bolton Hall	NO	LP16-00070-7	Insulating board	Insulating board strip to the wall	1 Linear Metre	NAD
0/006-Lift Motor Room 2 @ Bolton Hall	NO	LP16-00070-8	Insulating board	Insulating board strip to the wall	1 Linear Metre	NAD
2/001-Loft @ Bolton Hall	NO	LP16-00070-1	Bitumen	Bitumen felt to the roof	Throughout roof spaces	NAD
2/001-Loft @ Bolton Hall	NO	LP16-00070-2	Bitumen	Bitumen felt to the roof	Throughout roof spaces	NAD
2/001-Loft @ Bolton Hall	NO	LP16-00070-3	Bitumen	Bitumen felt to the roof	Throughout roof spaces	NAD
0/002-Roof Space @ Bolton Hall	NO	LP16-00070-4	Bitumen	Bitumen felt to the roof	Throughout roof spaces	NAD
0/004-Throughout Ground Floor @ Bolton Hall	NO	LP16-00070-6	Bonded Materials	Pipe insulation	Throughout	NAD

Sample No: LP16-00070-1			
Building:	Bolton Hall	Floor:	2
Room / Area:	2/001-Loft		
Description:	Bitumen felt to the roof		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	No	Position:	Internal
Access:	Difficult	Extent:	Throughout roof spaces
Surface Treatment:	Bitumen		
Recommendations:	N/A		



Sample No: LP16-00070-2			
Building:	Bolton Hall	Floor:	2
Room / Area:	2/001-Loft		
Description:	Bitumen felt to the roof		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	No	Position:	Internal
Access:	Difficult	Extent:	Throughout roof spaces
Surface Treatment:	Bitumen		
Recommendations:	N/A		



Sample No:		LP16-00070-3	
Building:	Bolton Hall	Floor:	2
Room / Area:	2/001-Loft		
Description:	Bitumen felt to the roof		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	No	Position:	Internal
Access:	Difficult	Extent:	Throughout roof spaces
Surface Treatment:	Bitumen		
Recommendations:	N/A		



Sample No:		LP16-00070-4	
Building:	Bolton Hall	Floor:	0
Room / Area:	0/001-Roof Space		
Description:	Bitumen felt to the roof		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	No	Position:	Internal
Access:	Medium	Extent:	Throughout roof spaces
Surface Treatment:	Bitumen		
Recommendations:	N/A		



Sample No:		LP16-00070-5	
Building:	Bolton Hall	Floor:	0
Room / Area:	0/003-Circ		
Description:	Cement tile debris to the floor		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	High Damage
HSE Notifiable:	No	Position:	Internal
Access:	Easy	Extent:	N/Q
Surface Treatment:	Cement		
Recommendations:	N/A		



Sample No:		LP16-00070-7	
Building:	Bolton Hall	Floor:	0
Room / Area:	0/005-Lift Motor Room 1		
Description:	Insulating board strip to the wall		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	Yes	Position:	Internal
Access:	Easy	Extent:	1 Linear Metre
Surface Treatment:	Insulating board		
Recommendations:	N/A		



Sample No:		LP16-00070-8	
Building:	Bolton Hall	Floor:	0
Room / Area:	0/006-Lift Motor Room 2		
Description:	Insulating board strip to the wall		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	Yes	Position:	Internal
Access:	Easy	Extent:	1 Linear Metre
Surface Treatment:	Insulating board		
Recommendations:	N/A		



Sample No:		LP16-00070-6	
Building:	Bolton Hall	Floor:	0
Room / Area:	0/003-Circ		
Description:	Pipe insulation		
Last Inspection Date:	22/11/2016	Action Date:	N/A
Asbestos Type:	NAD	Condition:	Low Damage
HSE Notifiable:	Yes	Position:	Internal
Access:	Medium	Extent:	1 Linear Metre
Surface Treatment:	Bonded materials		
Recommendations:	N/A		



APPENDIX – D
AREAS OF NO ACCESS

Building:	Bolton Hall	
Floor:	0	
Room / Area:	007-Lifts	
Description:	No access within the lift shafts	
Reason for Exclusion:	No access within the lift shafts as a lift engineer was not present at the time of the survey. An inspection should be undertaken by a suitably trained competent person once the services have been isolated and a lift engineer is present.	

Building:	Bolton Hall	
Floor:	2	
Room / Area:	001-Loft	
Description:	No full access throughout the loft space	
Last Inspection Date:	22/11/2016	
Reason for Exclusion:	A full inspection could not be undertaken within the loft space as there are no loft boards within the ceiling space. Although the surveyor has looked in several areas and there does not seem to be any more samples to be taken other than the bitumen roof felt, he cannot be certain. An inspection should be undertaken by a suitably trained competent person once safe access can be provided.	

Building:	Bolton Hall	No Photo Available
Floor:	0	
Room / Area:	008-West Boiler Room	
Description:	No access throughout the room	
Reason for Exclusion:	No access within the west boiler room as it is currently boarded up and covered with vandal grease. The surveyor could not open the door as it is bolted and screwed shut. An inspection should be undertaken by a suitably trained competent person once the access can be made.	

Building:	Bolton Hall	
Floor:	99	
Room / Area:	009-External	
Description:	No access to the roof/ fascias/ soffits and wall cavity topers	
Reason for Exclusion:	No access to these areas as they were too high to access and the roof is in a poor state of repair with large holes and tiles sliding off. An inspection should be undertaken by a suitably trained competent person once safe access can be gained.	

APPENDIX – E
DEFINITION OF TERMS

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1. Removal – complete removal of the material under controlled conditions as outlined in the Control of Asbestos Regulations 2012.
2. Repair – addition of a seal to the material to prevent the further deterioration of the material.
3. Enclosure – a physical barrier to prevent the Asbestos containing material being further disturbed or damaged. It is also where Asbestos removal work can be safely carried out to prevent the spread of Asbestos fibres.
4. Encapsulation – use of fire resistant paint or coating to affect a continuous seal to the surface of the ACM to prevent fibre release.
5. Asbestos Items Table (Register) – collation of details in a register including type of Asbestos, description, location and extent of all Asbestos based materials within a building. The details within the register must be brought to the attention of all personnel about to undertake works within the building.
6. Periodic Inspection (Revisit) – inspection of the material at regular (defined) intervals to verify the condition of the material.
7. Labelling – fixing of labels to the surface of materials to warn of an Asbestos hazard. This is not always an effective management technique as labels can become delaminated and fall off the item.
8. Monitor and Manage – provision of a policy of regular inspections together with procedures for personnel who may come into contact with the material.
9. VST – Visually Similar To.
10. ACM – Asbestos Containing Material.
11. Material Risk Score – this number identifies the level of risk an Asbestos containing material presents of releasing fibres into the air. The risk score is based on the type of product, the surface treatment, the condition the product is in and the type of Asbestos it contains.
12. Certificate of Analysis – the UKAS accredited laboratory analysis results for all items sampled during the survey.
13. 'Presumed' – An item that is thought to contain Asbestos but is unable to be sampled.
14. 'Strongly Presumed' – An item that, in the surveyor's opinion, will most certainly contain Asbestos however he/she is unable to take a sample for analysis.
15. Competent Person – anyone who has the correct level of information, instruction and training to carry out non-licensable Asbestos remediation works, removals, inspections or to take samples of ACMs.
16. Licensed Asbestos Removal Contractor – A contractor holding an HSE license to remove or work with licensable Asbestos materials such as Asbestos spray coatings, Asbestos insulations and Asbestos insulating boards.

17. Controlled conditions – this represents the HSE approved method for working with Asbestos materials. There are a number of factors to be taken into account including respiratory protective equipment, personal protective equipment, dust suppression techniques, materials for encapsulating and the right type of tools for the job.

18. Hazardous Waste – Asbestos containing materials are deemed to be hazardous waste by the Hazardous Waste Regulations 2011. Disposal of such materials must be done at designated waste disposal centres and a Waste Transfer Consignment note must be completed and kept as documentation of proper disposal.

19. HSE Notifiable – An HSE Notifiable is an Asbestos containing material that requires removal by a licensed Asbestos removal contractor and is subject to a 14 day notification to the HSE prior to the removal taking place. Typical items that require notification are Asbestos insulating boards, Asbestos thermal insulations or laggings, Asbestos spray coating and some textiles if used as insulation. This list is not exhaustive. There are exceptions to some of these products which will be detailed in the recommendations section if appropriate such as small repairs or encapsulations. If the item is not Notifiable it will still require removal or repair by a competent person working under controlled conditions and disposal as hazardous waste. The 'yes' and 'no' given in the tables are to be used as guidance for immediate works required or for any future removal of individual items. Items that are recommended to be managed in situ will of course not require any work but if at any time the client wishes for removal to take place it will tell them what kind of contractor is required.