

# Asbestos

## Refurbishment

### Pre-Demolition Survey

Low Raisley Farm, Kelloe, Durham.



**Survey Completion Date: 1/6/2012**  
**Survey Report No: DH6 4PW**

This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with Demps Ltd taking into account the manpower and resources devoted to it by agreement with the client.

TS Associates Ltd disclaims any responsibility to the client and others in respect of any matter outside the scope of the above.

Report prepared by Darren Cope .....

Date: - 18/06/2012

Survey of The relay Station at Low Raisley Farm, Kelloe, Durham, commissioned for and on behalf of:

Demps Ltd  
3 Mill Haven  
North Anston  
Sheffield

S25 4FU

**This report is confidential to Demps Ltd. TS Associates Ltd accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known.**

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Asbestos Register:

**1. Summary of Consultants Recommendations**

INSTRUCTION	
No asbestos containing materials found	<input type="checkbox"/>
Asbestos containing material found As detailed in Section 8	✓
Retain copy of this survey on site	✓
Insert this survey into the Asbestos Register retained on site	<input type="checkbox"/>
Ensure contractors are aware of the presence of asbestos, where applicable, in their area of work	✓
Undertake the following remedial works As detailed in Section 9	✓
Commission a specialist asbestos removal contractor to remove all items applicable (TS Associates can advise on this)	<input type="checkbox"/>
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site	✓

## 2. Introduction

### 2.1 Background Information

Asbestos is a naturally occurring silicate mineral that has been used commercially since the late 1800's. Due to its versatile nature approximately 3000 asbestos products were produced, the 1960s and 1970s saw the largest scale asbestos usage in the UK. Some asbestos products were in use until the ban on the usage of Chrysotile in 1999.

There are three main types of asbestos found in buildings, these are;

- Crocidolite (Blue) asbestos
- Grunerite (Brown) asbestos
- Chrysotile (White) asbestos

All are hazardous, but due to their composition, blue and brown fibres are more hazardous than their white counterpart.

Breathing in air containing asbestos fibres can lead to asbestos related disease such as asbestosis and Mesothelioma. Asbestos is only a risk when fibres are released and breathed in. Asbestos related diseases currently are responsible for 3000 deaths per year in the UK; this figure is expected to rise over the coming years.

Although it is now illegal to use asbestos in the construction of buildings, the large extent of the many thousands of tonnes used in the past is still in place.

As long as asbestos remains in good condition and is not disturbed, damaged or deteriorating through age, there is no risk to health. If asbestos is disturbed the risks are very much increased.

### 2.2 Legislation

The Health & Safety at Work Act 1974 requires employers to provide a safe workplace for all their employees. Asbestos and work with asbestos is covered by specialist regulations, The Control of Asbestos Regulations 2012 (CAR 2012).

The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of materials likely to contain asbestos.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACM's or presumed ACM's in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these materials.
5. Prepare a plan setting out how the risks from the materials are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

## **2.3 Executive Summary**

Demps Ltd requested we carry out a Refurbishment/Pre-Demolition Survey of Durham Low Raisley Farm.

TS Associates Ltd carried out the requested Asbestos Survey to assist Demps Ltd, to determine whether asbestos or asbestos containing materials were contained within the building(s), identified the nature of these through sampling and made risk assessments and recommendations as appropriate.

The report and accompanying drawings (where provided) should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report. It should not be used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way 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 these areas.

Survey date: - 1/6/2012

Lead surveyor: - Darren Cope

Assistant surveyor: - Andy Summers

Overview of the site:

The site contains 3 buildings, Relay Station and 2 External Store Rooms.

The 2 External Stores are constructed from insulation foam sandwiched between plastic coated metal panels, with metal floors. The larger of the 2 stores, has foam to the internal walls.

The Relay Station is constructed from insulation foam sandwiched between plastic coated metal panels, concrete floor with block internal walls. The Mezzanine has a concrete floor.

### **Please Note:**

With regard to the concrete base to the tower, this has not been sampled due to the following. In the 1950's asbestos fibres were used to strengthen this type of structure. However these were replaced during the 1970's with glass fibre and steel reinforcing bars.

### 3. A guide to using your asbestos register

This register is designed to enable the commissioning client to begin to fulfil part of their legal duty of care under *The Control of Asbestos Regulations 2012 (CAR 2012)*, by demonstrating that they have taken reasonable steps to determine the location and condition of asbestos containing materials (ACM's) within their premises. This register will also serve as the basis for risk assessment and for the formulation of asbestos management plans.

To continue to fulfil the duty of care, this register must be kept up to date and any alteration in the condition or removal of any ACM's monitored, noted and the register updated. Moreover all employees, contractors or any other person who may come into contact with any of the (ACM's) detailed should be shown this register to ensure safe methods of work.

The asbestos register tables and in-depth risk assessment sheets will provide you with all the immediate information you need to know about any asbestos products located during the survey. The descriptions, photos and marked plans should give you a comprehensive view of the exact locations of any ACM's found.

As the person responsible for managing asbestos, It is highly recommended that you familiarise yourself with the locations and broadcast any relevant information to maintenance staff, contractors and any persons who may come into regular contact with any of the products. A short training session for all relevant staff may be required.

The recommendations made in this report are guidelines for what you should do to manage any risk from any asbestos products found. It is advisable to meet with all those concerned to discuss the options and produce a viable management plan.

#### **Appendices:**

Analysis reports detailing the location of the samples taken and asbestos type found are located in Appendix 1.

Appendix 2 contains the location of all confirmed ACM's described and illustrated on plans - **where these have been provided or prepared.**

## 4. Survey Methodology

### 4.1 Survey Type

The type of survey undertaken depended on the purpose for which the register is intended to be used; this will have been discussed at any initial planning meeting.

The Health and Safety Executives Guidance Note HSG264 Asbestos: The Survey Guide defines two separate types of survey.

#### **Management Survey – Standard survey, identification and assessment survey (Sampling survey)**

The purpose and procedures used in this survey are its purpose is to locate, as far as 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.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should 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. This 'material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment)

#### **Refurbishment & Demolition Survey – Full access sampling and identification survey (Refurbishment / Pre-demolition)**

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

**IN THIS INSTANCE A REFURBISHMENT/PRE-DEMOLITION ASBESTOS SURVEY WAS CARRIED OUT**

## **4.2 General Procedure**

A suitably qualified surveyor undertaking a Refurbishment/Pre-Demolition Survey inspected the building. Where necessary, samples were taken for subsequent laboratory analysis in order to determine their asbestos content, if any. Sampling points were repaired as appropriate and marked with identifiers. Sample points were photographed to be included in the recommendations section. In addition sample points will have been marked on the buildings' plans where these are provided or have been prepared separately.

All surveys meet the requirements defined in Guidance Note HSG264 '*Asbestos: The Survey Guide*'.

Sampling of all suspected asbestos containing materials was undertaken in accordance with the requirements of the following documentation:

- The Health and Safety at Work Act 1974.
- The Control of Asbestos Regulations 2012, as amended, and the approved codes of practice issued for work in conjunction with the regulations.
- 'Asbestos and man-made mineral fibres in buildings', published by the Department of the Environment, Transport and the Regions.
- Construction (Design and Management) Regulations 2007.
- Guidance Notes issued by the Health and Safety Executive:
- HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.
- Guidance Note HSG 189/2 'Working with Asbestos Cement'.
- Guidance Note HSG264' Asbestos the Survey Guide.

### **4.3 Extent of Survey and Exclusions**

- The survey has been limited to those areas, which were accessible at the time of the survey. All areas not accessed are highlighted within the asbestos register tables.
- The Management survey do not as a matter of course, include the inspection of flues, ducts, voids or any similarly enclosed areas, the access to which necessitates the use of specialist equipment or tools; or which could cause damage to decoration, fixtures or the structure. This does not apply to Refurbishment/Pre-Demolition surveys due to the nature of the survey.
- Lift shafts, plant rooms or similar, which require the attendance of a specialist engineer are not inspected for any type of survey, unless there has been a specialist engineer present to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.
- Management survey do not as a matter of course, include the inspection of areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. In the course of a Refurbishment/Pre-Demolition surveys the aforementioned areas are included and come within the specifications of a Refurbishment/Pre-Demolition survey.
- Areas of buildings that required specialist access equipment other than stepladders will be noted within the body of the report and the extent of inspection noted.
- Management surveys do not report on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey. Refurbishment/Pre-Demolition surveys wherever possible will report voids within the fabric of the building where the extent and presence of these is clearly evident and are accessible without endangering the survey team or other personnel. Refurbishment/Pre-Demolition surveys do not report or comment on cavity wall voids or concealed spaces in the fabric of the building where the presence or extent of these spaces is not evident at the time of the inspection.
- No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.
- It is recommended that bulk samples be taken, at the required density, from all materials that upon visual inspection appeared likely to contain asbestos. However sampling density may have reduced where the client has imposed technical or financial restraints (e.g. fixed price fee) and the report annotated accordingly.
- Samples were not taken where prohibited or prevented by the client, tenant or their representative or other persons authorised or unauthorised.
- Whilst every effort has been made to identify the true nature and extent of the material present in the building under survey, no responsibility can be accepted for the presence of asbestos in materials other than those sampled at the requisite density.

### **Asbestos Register:**

- Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos with the exception of items of bitumen, plastic, resin or rubber which contain asbestos, the thermal and acoustic properties of which are identical to their main purpose which falls outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating, and Asbestos Insulating Board (First Edition 2006).
- During the course of a Management survey inspection of pipe work was restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, is considered outside the scope of a Management survey. In the course of Management survey only a limited inspection was carried out of pipe work concealed by overlying non-asbestos insulation. Limited samples were taken and deemed as 'representative'.
- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.
- It must be noted that the information contained within this report is compiled and dealt with in a number of sections to achieve an overall assessment of the site, when considering the risks associated with any asbestos found. It is important therefore that when issuing information to contractors or regulating authorities the complete report be issued in order that no information is knowingly withheld.

## 5. Access to the site

Whilst carrying out the survey associated with this report, TS Associates Ltd made every effort to gain access to all areas that may contain asbestos. However some areas may not have been accessed by the surveyor without causing disruption to the materials, or limited access may have been available at the time. TS Associates Ltd cannot be held responsible for any asbestos materials that may become uncovered during future works within these inaccessible areas. It is recommended that these areas are presumed to contain asbestos until it is proven that they do not.

The following areas have not been surveyed; as access was not obtained during the site visit and survey, if the table below is blank all areas within the scope of the survey were inspected.

Floor	Area	Room Comment
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## 6. Analysis of Samples

### 6.1 Bulk Samples and Analysis Report

Samples were sent to our known fully accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques, principally:

- (i) An initial visual inspection;
- (ii) A stereomicroscopic examination;
- (iii) Polarised light microscopy;
- (iv) Dispersion staining.

No single test is definitive and the analyst will have taken all evidence into account.

The method is defined in guidance note HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures published by the Health and Safety Executive and is employed by laboratories in accordance with their schedule of UKAS accreditation.

Certificates of analysis for the samples taken are presented in Appendix 1, included on the certificate is the address of the laboratory, the analysts name and the laboratories UKAS accreditation number

Certificates of analysis, for the samples taken during this survey are presented in Appendix 1.

NADIS (No Asbestos Detected In Sample) denotes that no asbestos was detected in the bulk sample during laboratory analysis.

### 6.2 Quality Assurance and Accreditation

TS Associates operates stringent quality control procedures while carrying out surveys and sampling and our nominated UKAS accredited laboratory meets the requirements of BS EN ISO/IEC 17025:2005, "General criteria for the operation of testing laboratories", June 2005.

Our asbestos surveys are undertaken in accordance with the requirements of BS EN ISO/IEC 17025:2005, 'General criteria for the operation of various types of bodies performing inspection'.

### 6.3 Observations

Previous management survey or registers was available for reference purposes at the time of the survey.

Company: Bodycote Ensercon  
Project Ref: S06 – 0330  
Surveyor: R. Elliotts  
Date of Survey: 14/02/2006

Items sampled during this survey were:

- Supalux panels found in the MCL Equipment Room and Generator Room.
- Composite panel found in the Battery Room.
- Lining felt found to the Externals.

All these materials do not contain any asbestos.

## 7. Risk Assessment

The production of a written plan, specifying the measures to be taken to control and manage the risk from identified and presumed asbestos containing materials is a requirement of the new duty to manage under the Control of Asbestos Regulations.

The method of risk assessment, which has been adopted here, is based on both material assessment as defined by HSG 264 and an in-house priority assessment algorithm. The algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:-

- The location of material,
- Its extent,
- The use to which the location is put,
- The occupancy of an area,
- Activities carried out in the area,
- Frequency of activity.

These two factors provide an overall risk score which has been used to define potential management actions.

***Under the Control of Asbestos Regulations the duty holder is required to make the risk assessments themselves, using the information given in the survey and their knowledge of the activities carried out within the premises. This report and register assists in that process by providing scores and suggested management actions, however the duty remains with the duty holder.***

## Asbestos Register:

### 7.1 Material Assessment

The four main parameters, which are used in order to determine the amount of fibre release from an asbestos-containing product when subject to standard disturbance, are:

- Asbestos type,
- Product type,
- Extent of damage or deterioration,
- Surface treatment.

Each parameter is given a score; High (3), Medium (2), Low (1), Very Low (0). The value assigned is totalled to give a score of between 2 and 12.

Variable	Score	Notes
A. Product Type	1	Plastics, resins, mastics, roofing felt, vinyl floor tiles, textured coatings, asbestos cement
	2	Asbestos insulation board, mill board, textiles, gaskets, ropes, paper, felt
	3	Thermal Insulation, sprayed asbestos, loose asbestos, asbestos mattresses and packing
B. Extent of damage / deterioration	0	Good condition, no visible damage
	1	Low damage : A few scratches or surface marks, broken edges
	2	Medium damage: Significant breakage of non friable materials revealing loose fibres
	3	High damage: of friable materials, visible asbestos debris
C. Surface treatment	0	Non friable composite materials
	1	Enclosed sprays and lagging, AIB, unsealed asbestos cement
	2	Unsealed AIB, or encapsulated lagging or sprays
	3	Unsealed lagging or sprays
D. Asbestos type	1	Chrysotile
	2	Grunerite
	3	Crocidolite
TOTAL		A + B + C + D = Material risk score

Materials, which achieve scores of ten 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 those between 5 and 6 are regarded as having a low potential. Materials with a score of fewer than 4 have a very low potential of fibre release. Non-asbestos materials are obviously not scored. The material assessment score has been calculated and recorded as part of the survey.

High	> 10
Medium	7 - 9
Low	4 - 6
Very low	< 4

It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

## Asbestos Register:

### 7.2 Priority Assessment

Management priority must be determined by carrying out a risk assessment, which is able to take into account factors such as:

- The location of the material;
- Its extent;
- The use to which the location is put;
- The occupancy of the area;
- The activities carried out in the area,
- Maintenance activities and frequency.

Variable	Score	Notes
A. Activity	0	Rare
	1	Low disturbance
	2	Periodic disturbance
	3	High level of disturbance
<b>TOTAL</b>		<b>TOTAL of A</b>
A. Location	0	Outdoors
	1	Large rooms & well ventilated areas
	2	Rooms up to 100m <sup>2</sup>
	3	Confined spaces
B. Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally disturbed
	2	Easily Disturbed
	3	Routinely disturbed
C. Extent / Amount	0	Small amounts or items
	1	10m <sup>2</sup> or 10m pipe run
	2	> 10 - < 50m <sup>2</sup> or > 10 - < 50 pipe run
	3	> 50m <sup>2</sup> or > 50m pipe run
<b>TOTAL</b>		<b>Average of A, B &amp; C</b>
A. Number of occupants	0	None
	1	1 – 3
	2	4 – 10
	3	> 10
B. Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
C. Average time in area	0	< 1 hour
	1	1 < 3 hours
	2	> 3 - < 6 hours
	3	> 6 hours
<b>TOTAL</b>		<b>Maintenance activity</b>
Type of maintenance activity	0	Minor disturbance (possibility of contact)
	1	Low disturbance (changing a light bulb)
	2	Medium disturbance (lifting AIB ceiling tile)
	3	High disturbance
Frequency of maintenance activity	0	ACM unlikely to be disturbed
	1	< 1 per year
	2	> 1 per year
	3	> 1 per month

## Asbestos Register:

### 7.3 Priority Assessment Algorithm

Again scores are awarded in the same way as the material assessment. For example an area where an asbestos product is accessible, used by many people throughout the day, and is disturbed by the activity occurring, will score higher than an asbestos product located in an inaccessible area which people rarely frequent.

Very High Priority	> 15
High Priority	11 - 15
Medium Priority	6 - 10
Low Priority	< 6

## 8. Asbestos Register Tables

## Glossary & key to tabulated Asbestos Register

**N.A.D.I.S** = No Asbestos Detected in Sample

**REF:** Referenced to previous sample and is therefore the same e.g. REF 12 reference this sample to sample 12 and adopt similar recommendations.

### Location and Unique Identifier

The location column refers to the room or area concerned. The room area locator number is the unique reference given to that room or area during the survey. This prevents confusion if the area's usage is changed or if the building undergoes refurbishment where some areas or rooms may be removed or expanded. The surveyors will use already assigned room numbers where appropriate, (client supplied), otherwise an appropriate progression will be used; 01, 02, 03, etc. for each floor surveyed.

All locator numbers are cross referenced on the marked plans located in Appendix 2 of this report.

### Item

The item column refers to the specific item or product sampled. Each item has been labelled accordingly and photographed during the survey. Photographs are located in the recommendations section (6).

### Sample Number

Each sample has been given an individual number, which is clearly marked on the item label (see above) and on the plans (where provided) located in Appendix 2 of this report.

### Asbestos Type

This refers to the type(s) of asbestos that were found in the sample upon analysis at our UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis located in Appendix 1.

### Extent

The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

### Material, Priority Risk Scoring and Risk Rating

Risk assessments carried out at the time of the survey have been used to create a risk rating. There are four overall risk ratings, **low risk** products, **medium risk** products, **high risk** products and **very high risk** products.

### *NOTE:*

*ALTHOUGH WE ENDEAVOUR TO WORK THROUGH A BUILDING IN A METHODICAL MANNER, SAMPLE NUMBERS MAY NOT BE SEQUENTIAL AS SAMPLING MAY JUMP FROM FLOOR TO FLOOR, DEPENDING ON ACCESS AT THE TIME.*

Asbestos Register:

**TS Associates Ltd  
Asbestos Consultants**

Site:	Durham Low Raisley Farm
Date Surveyed:	1/6/2012
Surveyor (S):	Darren Cope & Andy Summers

Building	Floor	Room	Item	Sample Number	Asbestos Type	Condition	Extent	Actions	Total Risk Score
External Store 1	Ground	Store	None Detected						
External Store 2	Ground	Store	None Detected						
Relay Station	Ground Floor	Other User	Floor Covering Bitumen Adhesive	DH6 4PW/001	NADIS				
Relay Station	Ground Floor	MCL Equipment Room	Floor Covering Bitumen Adhesive	DH6 4PW/001	NADIS				
Relay Station	Ground Floor	Generator Room	Fire Door Putty	DH6 4PW/003	NADIS				
Relay Station	Ground Floor	Battery Room	Floor Covering Bitumen Adhesive	DH6 4PW/001	NADIS				
Relay Station	Ground Floor	Garage	None Detected						
Relay Station	Ground Floor	Oil Tank Enclosure	Mechanical Equipment Compressed Gasket	DH6 4PW/002	Chrysotile	Good Condition	1 Units	Remove	7
Relay Station	Mezzanine	Void	None Detected						
Relay Station	Mezzanine	Plant Room	None Detected						

## 9. Recommendations

The recommendations section is to be used in conjunction with the register tables and is designed to give more detailed observations relating to the condition of any asbestos products found and details the risk they may pose, along with the immediate and long term management actions required. In managing any asbestos risks, there are many options available and the recommendations made in this report are designed to be suitable when taking factors such as location, usage, occupation and condition into consideration.

It should be noted that these recommendations are not definitive and are only based on the information available at the time of survey. Other material facts and circumstances unknown at the time of the survey may mean other options may be equally suitable. These need to be discussed and decided upon before producing a final strategic management plan.

### 9.1 Recommended Actions

Recommended action will normally involve removal, encapsulation or management as described below:

1. Removal, of those items vulnerable to constant damage, or in an extremely deteriorated condition when removal is the only practicable option, or, where refurbishment or demolition works are planned, where asbestos products will have to be removed before hand.
2. Enclosure or encapsulation, together with making good materials when they are in poor condition or vulnerable to damage or deterioration.
3. Management is the preferred option when asbestos products are in good condition. This usually involves labelling and re-inspecting the products on a regular basis and recording the findings.

### 9.2 Definition of terms

<b>Enclosure:</b>	Provision of a physical barrier to provide protection of the ACM so as to prevent it being disturbed or damaged.
<b>Encapsulation:</b>	Provision of a PVA based coating to effect a continuous seal to the surface of the material, preventing fibre release.
<b>Labelling:</b>	Fixing of standard 'red A' label as described in HSG 264 at location to warn of the asbestos hazard present.
<b>Periodic Inspection:</b>	Inspection of the material at regular (defined) intervals to verify its condition or the general usage of the area has not changed in any way. All findings must be dated, recorded and kept with this register.
<b>Repair:</b>	If the material suffers from minor damage which may result in further damage over time e.g. loose tiles, panels or covers; these must be corrected using safe methods of work in conjunction with CAR 2012.
<b>Removal:</b>	Complete removal of the material and resultant debris under controlled conditions and in conjunction with CAR 2012.

### 9.3 Site Specific Observations and Recommendations

The recommendations generated within this report and register is overridden if the building is subject to major structural alteration or refurbishment.

Strictly within the scope and limitations of the Survey methods employed on this particular survey coupled with the laboratory sample analysis TS Associates make the following recommendations (see overleaf – individual records contain recommendations).

**NOTE:**

**Recommendations are only made upon the positive identification of asbestos within a sample.**

**Asbestos Gasket (Oil Tank Room):**

The asbestos gasket found to the oil tank must be removed before the oil tank is taken off site. As there is only a single gasket and less than 10Kg of material it can be disposed of during the demolition process.

This then is not deemed as asbestos waste.

**Asbestos Register:**

<b>Inspection Code</b>	: <b>DH6 4PW- 3</b>	
<b>Inspection Date</b>	: <b>1/6/2012</b>	
<b>Surveyor/s</b>	: <b>Darren Cope &amp; Andy Summers</b>	
<b>Building</b>	: <b>Relay Station</b>	
<b>Floor</b>	: <b>Ground Floor</b>	
<b>Room /Area</b>	: <b>Other User</b>	
<b>Location</b>	: <b>Floor Covering /</b>	
<b>Material Details:</b>		
Material		: Bitumen Adhesive
Sample No		: DH6 4PW/001
Extent		: 20 Square Meters
<b>Material Risk Score (HSG 264)</b>		
Asbestos Type	: NADIS	0
Material Type	: Low (ARC/AC)	0
Condition	: Low Damage	0
Surface Treatment	: Uncovered	0
<b>Total Material Risk Score:</b>		<b>0</b>
<b>Priority Risk Score (HSG 264)</b>		
Size of Area	: Room<100 Squared Metres	0
Access	: Infrequent	0
Disturbance	: Minor Disturbance	0
Maintenance	:	0
<b>Total Priority Risk Score:</b>		<b>0</b>
<b>Total Risk Score:</b>		<b>0</b>
<b>Risk Rating:</b>		
<b>Action:</b>		
<b>Comments:</b>	Bitumen adhesive under vinyl.	

**Asbestos Register:**

<b>Inspection Code</b>	: DH6 4PW- 4
<b>Inspection Date</b>	: 1/6/2012
<b>Surveyor/s</b>	: Darren Cope & Andy Summers
<b>Building</b>	: Relay Station
<b>Floor</b>	: Ground Floor
<b>Room /Area</b>	: MCL Equipment Room
<b>Location</b>	: Floor Covering /
<b>Material Details:</b>	
Material	: Bitumen Adhesive
Sample No	: DH6 4PW/001
Extent	: 30 Square Meters
	
<b>Material Risk Score (HSG 264)</b>	
Asbestos Type	: NADIS 0
Material Type	: Low (ARC/AC) 0
Condition	: Low Damage 0
Surface Treatment	: Uncovered 0
<b>Total Material Risk Score:</b>	<b>0</b>
<b>Priority Risk Score (HSG 264)</b>	
Size of Area	: Room<100 Squared Metres 0
Access	: Infrequent 0
Disturbance	: Minor Disturbance 0
Maintenance	: Unlikely to Disturb 0
<b>Total Priority Risk Score:</b>	<b>0</b>
<b>Total Risk Score:</b>	<b>0</b>
<b>Risk Rating:</b>	
<b>Action:</b>	
<b>Comments:</b>	Bitumen adhesive under vinyl.

**Asbestos Register:**

<b>Inspection Code</b>	: DH6 4PW- 5	
<b>Inspection Date</b>	: 1/6/2012	
<b>Surveyor/s</b>	: Darren Cope & Andy Summers	
<b>Building</b>	: Relay Station	
<b>Floor</b>	: Ground Floor	
<b>Room /Area</b>	: Generator Room	
<b>Location</b>	: Fire Door /	
<b>Material Details:</b>		
Material		: Putty
Sample No		: DH6 4PW/003
Extent		: 1 Units
<b>Material Risk Score (HSG 264)</b>		
Asbestos Type	: NADIS	0
Material Type	: Low (ARC/AC)	0
Condition	: Low Damage	0
Surface Treatment	: Uncovered	0
<b>Total Material Risk Score:</b>		<b>0</b>
<b>Priority Risk Score (HSG 264)</b>		
Size of Area	: Room<100 Squared Metres	0
Access	: Infrequent	0
Disturbance	: Minor Disturbance	0
Maintenance	: Unlikely to Disturb	0
<b>Total Priority Risk Score:</b>		<b>0</b>
<b>Total Risk Score:</b>		<b>0</b>
<b>Risk Rating:</b>		
<b>Action:</b>		
<b>Comments:</b>	Putty to fire door seal.	

**Asbestos Register:**

<b>Inspection Code</b>	: DH6 4PW- 6
<b>Inspection Date</b>	: 1/6/2012
<b>Surveyor/s</b>	: Darren Cope & Andy Summers
<b>Building</b>	: Relay Station
<b>Floor</b>	: Ground Floor
<b>Room /Area</b>	: Battery Room
<b>Location</b>	: Floor Covering /
<b>Material Details:</b>	
Material	: Bitumen Adhesive
Sample No	: DH6 4PW/001
Extent	: 8 Square Meters
	
<b>Material Risk Score (HSG 264)</b>	
Asbestos Type	: NADIS 0
Material Type	: Low (ARC/AC) 0
Condition	: Low Damage 0
Surface Treatment	: Uncovered 0
<b>Total Material Risk Score:</b>	<b>0</b>
<b>Priority Risk Score (HSG 264)</b>	
Size of Area	: Room<100 Squared Metres 0
Access	: Infrequent 0
Disturbance	: Minor Disturbance 0
Maintenance	: Unlikely to Disturb 0
<b>Total Priority Risk Score:</b>	<b>0</b>
<b>Total Risk Score:</b>	<b>0</b>
<b>Risk Rating:</b>	
<b>Action:</b>	
<b>Comments:</b>	Bitumen adhesive under vinyl.

**Asbestos Register:**

<b>Inspection Code</b>	: DH6 4PW- 8	
<b>Inspection Date</b>	: 1/6/2012	
<b>Surveyor/s</b>	: Darren Cope & Andy Summers	
<b>Building</b>	: Relay Station	
<b>Floor</b>	: Ground Floor	
<b>Room /Area</b>	: Oil Tank Enclosure	
<b>Location</b>	: Mechanical Equipment / Gasket to oil tank.	
<b>Material Details:</b>		
Material		: Compressed Gasket
Sample No		: DH6 4PW/002
Extent		: 1 Units
<b>Material Risk Score (HSG 264)</b>		
Asbestos Type	: Chrysotile	1
Material Type	: Medium (Board/Cloth)	2
Condition	: Good Condition	0
Surface Treatment	: Uncovered	3
<b>Total Material Risk Score:</b>		<b>6</b>
<b>Priority Risk Score (HSG 264)</b>		
Size of Area	: Room<100 Squared Metres	0
Access	: Infrequent	0
Disturbance	: Minor Disturbance	1
Maintenance	: Unlikely to Disturb	0
<b>Total Priority Risk Score:</b>		<b>1</b>
<b>Total Risk Score:</b>		<b>7</b>
<b>Risk Rating:</b>	<b>Medium Priority</b>	
<b>Action:</b>	Remove gasket before the oil tank is removed from site.	
<b>Comments:</b>		

# Appendices

# Appendix I

## Certificates of Analysis

Asbestos Register:



**ASBESTOS FIBRE IDENTIFICATION CERTIFICATE**

<b>Job Reference No.:</b>	J006233	<b>Report Date:</b>	10 Jun 2012
<b>Client:</b>	TS Associates Ltd	<b>Source:</b>	ASI Environmental
<b>Client Address:</b>	7 Roundcopse Dibden Southampton SO45 5WN	<b>No. of Samples Received:</b>	3
<b>FAO:</b>	Tim Sherred	<b>Date Received:</b>	7 Jun 2012
<b>Site Address:</b>	Low Raisley Farm Kelloe Durham DH8 4PW	<b>Date Analysed:</b>	10 Jun 2012
		<b>Client Job Number</b>	

**Method of Analysis**

Sample identification was carried out using Polarised Light Microscopy coupled with McCrone Dispersion staining techniques in accordance with the documented in-house method based on HSE guidance notes HSG248. (*Asbestos: The Analysts Guide for Sampling Analysis and Clearance Procedures*).

ASI Sample No.	Client Sample No.	Floor/Level	Location	Product Type*	Asbestos Type Detected
BS003822	DH46WP/001	-	Bitumen adhesive	Well Bound Material	NADIS
BS003823	DH46WP/002	-	Gasket - Oil tank room	Gasket	Chrysotile
BS003824	DH46WP/003	-	Putty (Fire door) - Generator room	Well Bound Material	NADIS

**Key: NADIS - No Asbestos Detected in Sample**

**Analysed By:** Magda Jackson **Lab Analyst**  
**Authorised By:** Magda Jackson **Lab Analyst**

**Authorised Signature:**

**ASI Environmental does not accept any responsibility for information provided by the client or for the manner in which samples are taken by the client and delivered to ASI Environmental for analysis.**

**Notes**

1. Sample(s) collected are analysed for the presence of six types of asbestos fibres - Crocidolite-blue, Amosite-brown, Chrysotile-white, Anthophyllite, Actinolite and Tremolite.
2. Opinions and interpretations are identified by an \* are outside the scope of the laboratory's UKAS accreditation.

ASI Environmental Limited registered in England and Wales Number 04389690. Vat Registration No 825 4532 33  
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14 Mar 2012

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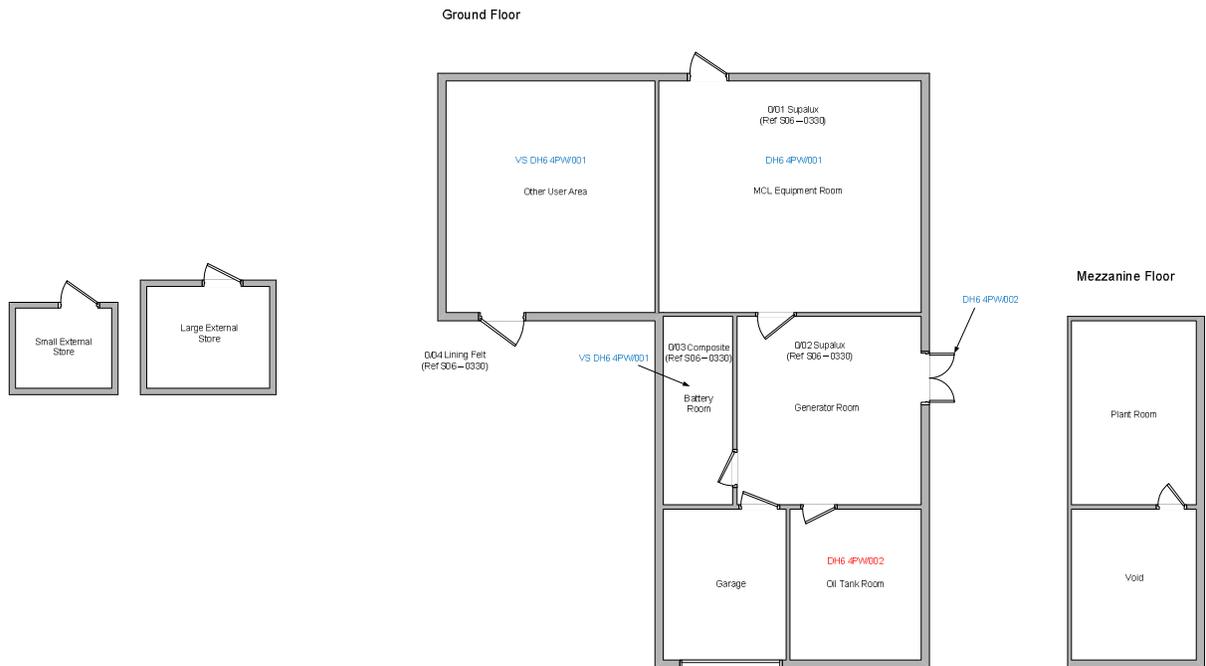
J006233

# Appendix II

# Marked Plans

# Asbestos Register:

## Low Raisley Farm Relay Station



**Asbestos Register:**

PRO-FORMA FOR RECORDING INSPECTIONS OF, OR WORK ON ASBESTOS CONTAINING MATERIALS  
**LOG SHEET TO BE SIGNED BEFORE COMMENCEMENT OF ANY WORK TO ASBESTOS AREAS**

Date	Name of Visitor/Contractor	Title/Position	Tel: No	Purpose of Work Activity	Area of Work	Read and Understood Asbestos Register (Visitor Sig)	Time In	Time Out	Area Safe for Normal Use? Yes/No