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Refurbishment /Demolition
Asbestos Survey Report
AT
105 Colemansmoor Road
Woodley
Reading
RG5 4DA



Produced For
Colemans Moor Heights Ltd

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1. EXECUTIVE SUMMARY

An Asbestos Refurbishment and Demolition survey was conducted on the 16th
September 2024

By

Mark Clifford Surveys Ltd

Summary of Findings and Actions

Scope:

Mark Clifford Surveys Ltd was invited to conduct a, Refurbishment/ Demolition
survey of 105 Colemansmoor Road Woodley RG5 4DA

Findings:

5 suspect asbestos containing materials were located and samples taken for analysis

**Sample S02 and S05 both proved positive for chrysotile asbestos and require
removal and disposal at licensed waste site by trained competent contractors**

The remaining items proved negative and require no action

No other asbestos was found on this site

2. INTRODUCTION

2.1 Survey Report Details

This report sets out the findings from the Refurbishment /Demolition survey of 105 Colemansmoor Road Woodley RG5 4DA

Report type: Refurbishment /Demolition survey

Report Issue: 1

Report Number: 244098

Survey Date: 16/09/2024

Report Date: 18/09/2024

Site surveyor: Mark Clifford

This report is based on a Refurbishment and demolition survey as set out in HSE guidance HSG264. This was fully intrusive survey and records the type and amount of asbestos containing materials within the property in preparation for the removal of that material prior to demolition or major refurbishment of the building surveyed. However, it is not to be used for quotation purposes when it is suggested that a site visit should be undertaken to gather exact information for enclosure, waste parking facilities etc.

This report must be read in its entirety including its appendices.

Mark Clifford Surveys Ltd cannot be held responsible for the client's interpretation of the information contained in this report.

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2:1:1 Site Details: c1930s

2:1:2 Site Address: 105 Colemansmoor Road Woodley RG5 4DA

2:1:3 Current Use of Building: Domestic

2:1:4 Form of Construction: The ground floor of the property was in extremely poor collapsed condition and extra care was needed during the survey. Traditional brick with slate roof Ground floor suspended wooden board Brick/block walls with plaster over. First floor Suspended floor with floorboards plastered walls and ceilings

All pipework is either bare or with some fibre glass/foam wrap

2:2 Purpose of Survey:

To comply with applicable Health & Safety Legislation and the Control of Asbestos Regulations 2012; 2nd Edition 2013

In particular,

Regulation 4	The duty to manage asbestos in non-domestic premises
Regulation 5	Identification of the presence of asbestos
Regulation 6	Assessment of work which exposes employees to asbestos
Regulation 7	Plans of work
Regulation 9	Notification of work with asbestos
Regulation 11	Prevention or reduction of exposure to asbestos

2:3 Objectives

1. To carry out a building survey to locate, assess, identify and quantify asbestos containing materials within the property.
2. To collect enough information on the presence, location, type and quantity of asbestos containing materials.
3. To produce a report indicating areas containing identified and presumed ACMs, together with relevant information on the types of asbestos found and their condition, thus providing enough information to enable the **Client** to operate an effective asbestos management plan for the safe removal of these materials prior to refurbishment or demolition.
4. The measurements on the report must not be used to calculate removal costs a site visit is essential to provide valid information for exact sizes enclosure details
5. Inform staff and contractors of the locations and issues pertaining to any identified asbestos containing materials and no-access areas within the property.

2:4 Variations

There were no variations from the procedures as provided for in HSG264

2:5 Areas included

Areas that were inspected during the survey are;

The area covered by the attached plans

2:6 Areas Excluded

None

2:7 Specific Exclusions

Specific exclusions relating to the survey:

- Concealed Areas which may exist within the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the building or its structure.

2:8 Limitations of Bulk Sampling Frequency:

As per HSG264

2:9 Instructions for site labelling:

Each sample site was photographed and recorded on the floor plan found at the back of this report.

2:10 Details of Known Asbestos on Site:

No information was available prior to the survey taking place.

3. NOTES

1. Air monitoring was not carried out either during or on completion of sampling. Safe sampling techniques were employed to ensure that no contamination was caused by the sampling process.
2. Diagrams and plans included are not to scale, unless otherwise indicated but are a true representation of the building at the time of the survey.
3. The survey and sampling techniques employed were undertaken with reference to and in consideration of the various asbestos guidance notes HSG 264: The Survey Guide (2010)
4. All recommendations contained in this report, have been made taking full account of the types, locations, amounts and condition of asbestos containing materials. Where suspected asbestos containing materials have not been sampled, assumptions have been made that they contain Crocidolite and assessments calculations reflect this.

4. TECHNIQUE

1. All reasonable steps were taken to ensure all areas indicated within the report were examined for the presence of asbestos containing materials.
2. Areas which were not accessed, for whatever reason, are clearly listed and presumed to contain asbestos, pending further investigation.
3. Representative samples were taken of suspected asbestos containing materials and were sent for analysis to a laboratory accredited by UKAS for the analysis of asbestos in bulk samples.
4. Where materials of a similar type exist, only a small percentage of the materials were sampled, on the assumption that the other similar materials were identical to those sampled. The number and types of samples taken are in accordance with the guidance, where given, within HSG 264: The Survey Guide (2010).

5. Results of analysis together with other relevant information on the location and condition of asbestos containing materials, were used to compile this report in accordance with the guidance given within HSG 264: The Survey Guide (2010)

4.1 Bulk sampling procedures:

4.1.1 General

Sampling and analysis of bulk materials is necessary firstly to identify the presence of asbestos and secondly to identify the asbestos type. Sampling should not be conducted where there is a hazard posing an unacceptable risk e.g. electrical installation or confined space, or where the sampling may damage the critical integrity of the material e.g. roofs or fire door. Only suitably trained, qualified and experienced staff will undertake bulk sampling

4.1.2 Precautions

HAZARDS TO THIRD PARTIES

Before sampling commences it is essential to ensure that other persons in the vicinity will not be exposed to any hazards from the sampling operation. In the context of sampling, the vicinity will constitute a radius of approximately 3m. To this end, sampling will not be undertaken in normally occupied areas. The entrance to any sampling area or room will be clearly identified with a notice and/or caution symbol.

Where there is a team of two, the second person may be used to prevent access to area so long as safety of persons sampling is not compromised e.g. working on a ladder un-footed. This may not be practicable where more than one entrance/exit is present.

DUST CONTROLS

Care should be taken to minimize disturbance to suspect asbestos materials and any existing dust or debris. Taking samples inevitably involves damage to materials and therefore potentially releases fibres into the air.

To minimize or control fibre release at source the following sampling protocol should be applied:

- A. Sampling should be kept to a minimum without compromising detection of asbestos containing materials or asbestos within products.
- B. If a material is damaged then the sample must be taken so as not to create more damage. This may not be appropriate for non-homogeneous materials.
- C. Dust suppressant sprays will be used, where appropriate, to wet the material prior to sampling to minimize fibre release.
- D. Where appropriate, adhesive tapes may be applied to the sample point prior to sampling in order to prevent fragments of materials being released.
- E. Water impregnated tissues or wet wipes may be used as liners to pliers when breaking samples from high density materials.
- F. Where there is a remote chance of falling debris, surfaces below may be protected by polythene sheeting. Following sampling the area should be cleaned using an H-type vacuum.
- G. No power tools will be used for any sampling.

PERSONAL PROTECTIVE EQUIPMENT

Disposable coveralls will be worn when there is a likelihood of asbestos contaminating the operatives clothing. Coveralls used will be Category 3 Type

5/6 with elasticated hood, cuffs and ankles. They will be worn over normal clothing and carefully turned inside out when removed. All used overalls will be disposed of as asbestos waste.

Where site specific hazards are identified, other types of PPE may be required.

RESPIRATORY PROTECTIVE EQUIPMENT

Appropriate RPE will be worn during sampling when asbestos is likely to be disturbed. Staff authorised to conduct bulk sampling will be trained in use, selection and maintenance of RPE.

4.2 Sampling Technique

The sampling technique involves the removal of a representative sample of material following the dust control measures detailed above. Hand tools must be used to cut, snap, lever, core, prise, or pluck the sample with as little disturbance as possible. The sample is then placed immediately in a sealable sample bag and then double bagged into a second sealable sample bag. The sample bags will be labelled with the site reference and sample number. This procedure is not fully prescriptive and site situations should reflect best practices. The sampler should rely on his/her experience to determine a suitable technique.

4.3 Unique Site Identification

All samples taken are given a unique site reference number and sample number from the individual sampler's allocation file. The sample reference number be constituted of the building code (where available) followed by the date of the survey plus a sequential sample number.

The bulk sampling site reference numbers must be shown on all sample labels and necessary paperwork.

All sample bags are marked with the following information:

Sample number, Site reference, Analysis number, Sampling date (outer bag only)

In the event of a significant generation of dust during sampling, the area will be cleaned using an H-type vacuum.

If at the planning stage it is determined that gross contamination of clothing may occur e.g. crawling through asbestos pipe work ducts, then full decontamination procedures will be implemented in accordance with EH47 - the Provision, Use and Maintenance of Hygiene Facilities for Work with Asbestos Insulation and Coatings. (CAR 2012: 2nd Edition 2013)

4.4 Waste Disposal

Upon completion of sampling, all contaminated cloths, clothing, bags or other associated material must be placed in a sealed plastic bag and disposed of as asbestos waste.

4.5 Sampling Strategy

Unless there are any client specific requirements then the following sampling strategy has been adopted.

Sampling frequency is based on knowledge of the homogeneity of a manufactured product, evidence of repairs, likelihood of contamination, etc. It will be at the discretion of the sampler to adapt all factors relating to sampling frequency depending on site specific circumstances.

5. CAVEAT

Refurbishment and Demolition survey

This survey has been scoped and carried out following the detailed brief provided by the client or other parties undertaking works on the client's behalf. A survey plan was produced by Mark Clifford Surveys Ltd using this information which became the "Scope of Works". The survey has been undertaken in accordance with the HSE publication *HSG 264 Asbestos: The Survey Guide*. The survey involves a thorough visual examination of all building materials, **so far as reasonably practicable** with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

It is the duty holder's responsibility to ensure that additional refurbishment or demolition surveys are carried out for any works which are additional to, or different from, those described in the brief for this survey. It is presumed that all ACMs found will be removed imminently. However, should any materials not be removed, or if the related works do not go ahead, then all ACMs located should be reassessed and risk-scored to bring the data into line with that which would be generated as part of a Management Survey.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

It is assumed at the commencement of the survey that the site/land is non-contaminated. Methods used to carry out the survey were agreed with the client prior to any works being commenced. It is always possible after a survey that asbestos-based materials of one sort or another may remain in the property or area covered by that survey, which could be due to various reasons:

Where a survey is carried out under the guidance of the owner of the property, or his representative, then the scope of the survey will be as per their instructions and guidance at that time.

Mark Clifford Surveys Ltd cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos. Where asbestos removal works have previously been undertaken in the area included within the scope of the survey it is possible that microscopic asbestos debris may remain.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal works but does not include random dust sampling.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. These 'visual inspections' during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

Due to reasons set out in this report assurances cannot be given that all asbestos or ACMs have been identified and therefore all works or maintenance activities must undertake further risk and hazard assessments as laid down in Health & Safety at Work Regulations 1974, The Management of Health and Safety Regulations 1999 and Regulations 5, 6 and 11 of Control of Asbestos Regulations 2012, 2nd Edition 2013

6. SURVEY RESULTS

It should be noted that a 14-day notification period should be allowed for when planning removal and demolition.

This summary is broken down into high risk located materials requiring notified licensed removal and low risk materials requiring non licensed removal as set out in the Asbestos (Licensing) Regulations 1983. (CAR 2012 2nd Edition 2013)
Each individual item and sample can be found in section 12 of this report.

6:1 Material Summary

Asbestos insulation board:

(Asbestos content 20-45%)

Asbestos insulation board is a low-density insulation board commonly used during the 1960s and 70s as fire protection and insulation to buildings. This board typically contains around 45% Amosite (Brown) Asbestos and 15% Chrysotile (White) Asbestos. Insulating boards have been used for fire protection, heat and sound insulation. It is particularly common in 1960s and 1970s system-built housing and is found in materials such as ducts, infill panels, ceiling tiles, wall lining, bath panels and partitions. It is unlikely to be found in buildings constructed after 1982.

Asbestos cement board:

Asbestos Cement Board is a high-density building board often used as wall board or insulation board in areas of high use. Asbestos cement Products typically contain around 5% Chrysotile (White) asbestos.

Asbestos Bitumen Acoustic Anti Drum Pads:

Asbestos Bitumen Acoustic Anti Drum Pads are the small pads attached to the bottom of stainless-steel sinks to reduce noise from water and crockery inside the sink. This is a typical bitumen product and usually contains around 2% Chrysotile (White) asbestos.

Asbestos cement products

(asbestos content mainly 10-15%, but sometimes up to 40%)

Asbestos cement is the most widely used asbestos material. It is found in many types of building as profiled sheets for roofing and wall-cladding, in flat sheets and partition boards for linings to walls and ceilings, in bath panels, soffit boards, fire surrounds, flue pipes, cold water tanks and as roofing tiles and slates. It has been commonly used as roofing and cladding for garages and sheds and also in guttering and drainpipes. Asbestos cement products are unlikely to release high levels of fibres because of the way they are made, unless they are subject to extreme abrasion. Damage from weathering may also release a small amount of fibres.

Asbestos Lagging

(asbestos content 55-100%)

Asbestos lagging has been used for thermal insulation of pipes and boilers. It was widely used in public buildings and system-built flats during the 1960s to early 1970s in areas such as boiler houses and heating plants. Asbestos lagging is very rarely found in homes, especially those constructed after the mid-1970s. The use of asbestos for thermal insulation was banned in 1986.

Asbestos Sprayed Coating

(asbestos content up to 85%)

Sprayed asbestos coatings were used for fire protection of structural steel and are commonly found in system-built flats during the 1960s. The coatings were mainly applied around the core of the building such as service ducts, lift shafts, etc. Use stopped in 1974 and the spraying of asbestos has been prohibited since 1986. Sprayed asbestos has since been removed from many buildings or sealed to prevent fibres being released.

Other Building Materials and Products

Asbestos has been used in a variety of other building materials, for example, in decorative coatings such as textured paints and plasters. These are still widely in place, but supply and application has been prohibited since 1988. Plastic floor tiles, cushion flooring, roofing felts, tapes, ropes, felts and blankets can also contain asbestos. Loft or cavity wall insulation does not contain asbestos.

Heating Appliances and Domestic Equipment

Asbestos was used in some warm air heating systems, electric storage heaters (up to 1976) and in flameless catalytic gas heaters (up to 1988) and some early 'coal effect' gas fires. It has also been used in domestic equipment, such as oven gloves and ironing boards, seals on cooker doors and fire blankets. Asbestos has also been used in brake linings and pads.

Reinforced Plastic & Resin Composites

Used for toilet cisterns and seats, banisters, window seals, lab bench tops, brakes and clutches in machines.

Flooring

Thermoplastic/ vinyl floor tiles often know by the trade name of Marley Tiles. These tiles are a composite material that has around 2% Chrysotile (White) asbestos fibre firmly bonded into the plastic material to ensure the tile wears and does not crack or crumble. This material poses very little to day to day risk unless disturbed during alterations/refurbishment.

Thermoplastic/Vinyl floor coverings are not subject to the asbestos licensing regime; therefore, work can be carried out by any competent trained person following the HSE ACOP and guidelines set out in HSG227.

Used in thermoplastic tiles, PVC vinyl Tiles and un-backed PVC flooring, asbestos paper backed PVC floors, Flooring adhesive, Magnesium oxy-chloride flooring used in WCs, staircases and industrial flooring.

Individual analysis and risk assessment can be found in section 9 of this report.

6:2 Material Sample Summary: Red = Asbestos containing. Blue = NADIS -No asbestos detected in sample.

NOTE. No further suspect items were located within the site, despite a thorough search.

Sample / Item Reference	Location.	Material	Asbestos Type/ Analysis	Amount m ¹ m ²	Comments
MC/244098/S01	Porch roof	Slates	No asbestos detected in sample.		No action required
MC/244098/S02	Main roof	Slates	Chrysotile	400m ²	Removal and disposal at licensed waste site by trained competent contractors
MC/244098/S03	Bathroom ceiling	Textured coating	No asbestos detected in sample.		No action required
MC/244098/S04	Loose boards in Bedroom	Board	No asbestos detected in sample.		No action required
MC/244098/S05	Loose Sheets in Garden	Cement Sheets	Chrysotile	10 sheets	Removal and disposal at licensed waste site by trained competent contractors

6.3 Non- Licensed Material Location Summary

ID Number	Location	Material	Asbestos Type	Quantity
MC/244098/S02	Main roof	Slates	Chrysotile	400m ²
MC/244098/S05	Loose Sheets in Garden	Cement Sheets	Chrysotile	10 sheets

6:4 Licensed Material Location Summary

ID Number	Location	Material	Asbestos Type	Quantity

7. CONCLUSIONS.

Sample S02 and S05 both proved positive for chrysotile asbestos and require removal and disposal at licensed waste site by trained competent contractors

The remaining items proved negative and require no action

8. RECOMMENDATIONS

Note: Work with certain types of asbestos containing materials requires a license from the Health & Safety Executive, including asbestos insulation, asbestos coating and asbestos insulation board. In any event all work with asbestos is subject to the Control of Asbestos Regulations 2012: 2nd Edition 2013. Such work includes as any activity that may release asbestos fibres from the material such as repair, encapsulation and removal. Reference to the Asbestos (Licensing) Regulations 1983 (As amended 1998) and the Control of Asbestos Regulations 2012: 2nd Edition 2013 should be made prior to any work with any type of asbestos containing materials.

The measurements on the report must not be used to calculate removal costs a site visit is essential to provide valid information for exact sizes enclosure details

9. SAMPLE RECORDS

Survey No: 244098	UKAS Lab Airsafe Ltd	Surveyor: Mark Clifford	Survey Date: 16/09/2024
Analysis Date: 17/09/2024	Bulk Cert No: AA30756	Sample No: MC/244098/S01	
Area	Bungalow	Floor	Ground
Room	Porch Roof	Location	Roof
Component	Slate	Amount	
Asbestos Type	No asbestos detected in sample.	Access	
Photo 		Notes No action required	

Survey No: 244098	UKAS Lab Airsafe Ltd	Surveyor: Mark Clifford	Survey Date: 16/09/2024
Analysis Date: 17/09/2024	Bulk Cert No: AA30756	Sample No: MC/244098/S02	
Area	Bungalow	Floor	Roof
Room	Main Roof	Location	Roof
Component	Slate	Amount	400m ²
Asbestos Type	Chrysotile	Access	High
Photo 		Notes Removal and disposal at licensed waste site by trained competent contractors	

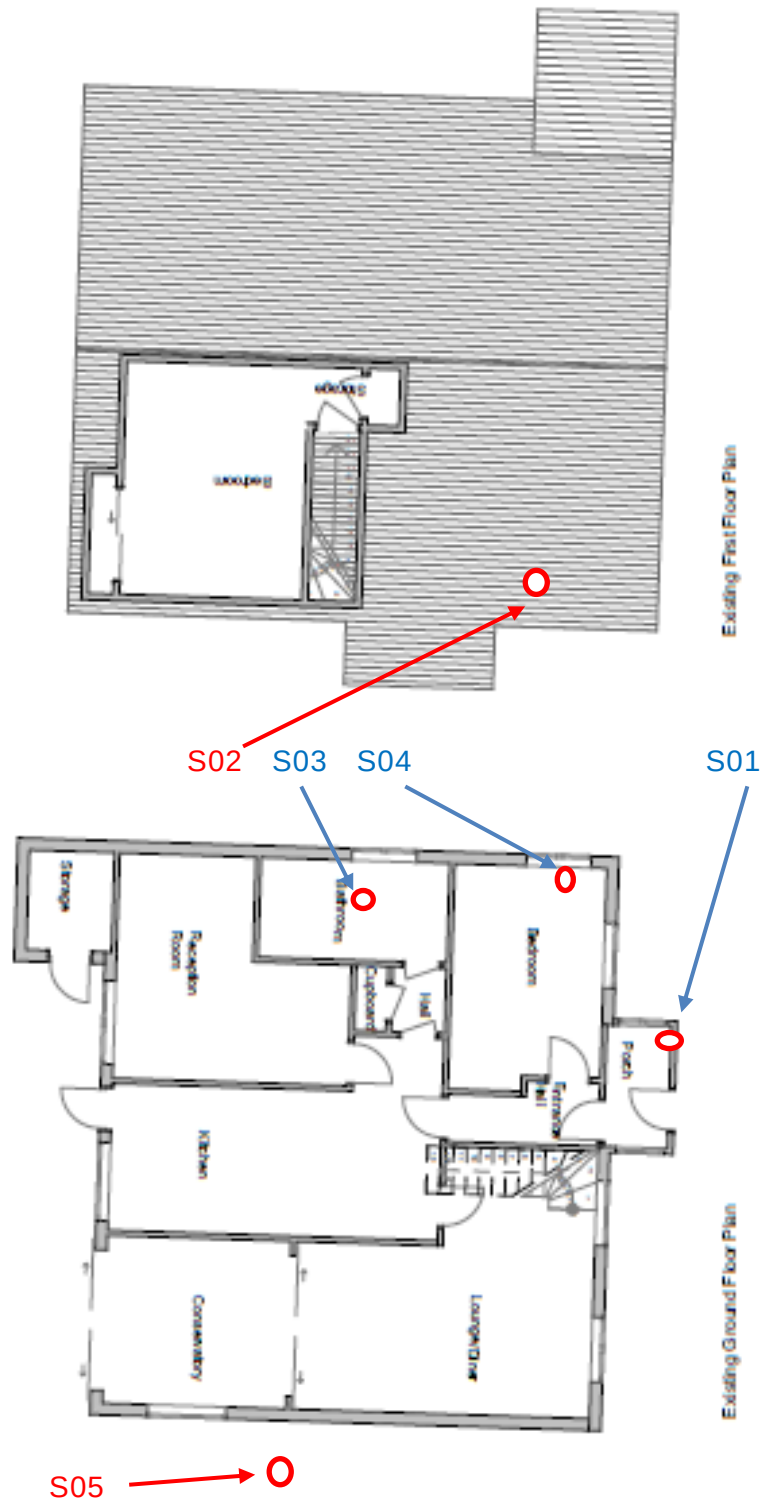
Survey No: 244098	UKAS Lab Airsafe Ltd	Surveyor: Mark Clifford	Survey Date: 16/09/2024
Analysis Date: 17/09/2024	Bulk Cert No: AA30756	Sample No: MC/244098/S03	
Area	Bungalow	Floor	Ground
Room	Bathroom	Location	Ceiling
Component	Textured Coating	Amount	
Asbestos Type	No asbestos detected in sample.	Access	
Photo 		Notes No action required	

Survey No: 244098	UKAS Lab Airsafe Ltd	Surveyor: Mark Clifford	Survey Date: 16/09/2024
Analysis Date: 17/09/2024	Bulk Cert No: AA30756	Sample No: MC/244098/S04	
Area	Bungalow	Floor	Ground
Room	Front Bedroom	Location	Against Wall
Component	Loose Boards	Amount	
Asbestos Type	No asbestos detected in sample.	Access	
Photo 		Notes No action required	

Survey No: 244098	UKAS Lab Airsafe Ltd	Surveyor: Mark Clifford	Survey Date: 16/09/2024
Analysis Date: 17/09/2024	Bulk Cert No: AA30756	Sample No: MC/244098/S05	
Area	Bungalow	Floor	Ground
Room	Garden	Location	Garden
Component	Corrugated Sheets	Amount	10 Sheets
Asbestos Type	Chrysotile	Access	Fair
Photo 		Notes These sheets were accessible, but it is possible due to the extremely overgrown garden, that more could be hidden. Require removal and disposal at licensed waste site by trained competent contractors.	

10. SITE PLANS

Red = Asbestos **Blue = NADIS** (No asbestos detected in sample)



11. BULK CERTIFICATES



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14 NORMANDY STREET, ALTON, HANTS, GU34 1BX
 TEL: 01420 88883 / 89990 email: info@airsafe.org.uk



4376

Certificate of Analysis					
Job Number :	AA30756	Date :	18/09/24	Analyst :	SB
Name & Address of Client :			Site Address :		
Mark Clifford Surveys Ltd			105 Colemansmoor Road		
290 Tilehurst Road			Woodley		
Reading					
Berkshire					
Postcode :	RG30 2NE	Tel :	0845 833 2660	Postcode :	RG5 4DA
Date Samples Taken :	16/09/24	Certificate Number :	1 of 1		
Date Samples Received :	17/09/24	Total Number of Samples :	5		
Date of Analysis :	17/09/24	Clients Representative :	Mark Clifford		
Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown. All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.					
AA Sample Reference	Client Sample Number	Sample Description / Material Type		Fibre Type Detected	
B01	MC/244098/S01	Porch roof		NADIS	
B02	MC/244098/S02	Main roof		CHRYSTILE	
B03	MC/244098/S03	Bathroom TC ceiling		NADIS	
B04	MC/244098/S04	Bedroom loose boards		NADIS	
B05	MC/244098/S05	Loose sheets in garden		CHRYSTILE	
NADIS = No Asbestos Detected In Sample All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received. All records (Physical and Electronic) will be retained for a minimum of 6 years from the date the samples were received.					
Job Number :	AA30756	Copy Number :	One	Issued to :	Mark Clifford
Authorised by :	R. Wren	Date :	18/09/24	Time :	1242
Signature :					
ISSUE NUMBER	11	DATE	NOV 2023		

This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.

Client Name: Colemans Moor Heights Ltd
 Site: 105 Colemansmoor Road Woodley Reading RG5 4DA

Survey Number: 244098
 Survey Date: 16/09/2024