

# Refurbishment and Demolition

## Asbestos Survey

(Carried out on behalf of the Voids Dept of  
Swindon Commercial Services Ltd)  
19A Oxford Street, Railway Village, Swindon,  
SN1 5DA



Carried out by

### SWINDON ASBESTOS SURVEYING LTD

Surveyor:	<b>Andy Balfe</b>
Verified/Signature:	<i>ABalfe</i>
Date:	<b>8<sup>th</sup> September 2010</b>
<u>Our Reference:</u>	<b><u>SAS4208/10386372</u></b>
Authorised by:	<b>Jayne O'Sullivan</b>
Verified/Signature:	<i>JOSullivan</i>

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(Prepared By ESG Asbestos Ltd)**

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## Summary Sheet

Swindon Asbestos Surveying Ltd was instructed to carry out a Refurbishment and Demolition Survey of the bathroom, kitchen, airing cupboard and boiler area, prior to refurbishments.

This Refurbishment and Demolition survey must be read in conjunction with any other asbestos survey available for this site.

This information shows a summary of all areas in the property which were surveyed. These can be seen in more detail on the Data Summary Sheets.

FLOOR	ROOM/AREA	MATERIAL	ANALYSIS RESULT	PAGE REF NO	ID REF NO
First Floor	Bathroom/Floor	Tile	Chrysotile	6	3200/1
First Floor	Bathroom/Wall	Boxing	No asbestos detected	7	3200
First Floor	Bathroom/ End of Bath	Shelf	No asbestos detected	8	3200
First Floor	Kitchen/Floor	Tile	Chrysotile	9	Refer 3200/1
First Floor	Airing Cupboard	All	No asbestos detected	10	3200
First Floor	Lounge/Wall	Heater (New Technology)	No asbestos detected	11	3200

### **Survey objectives**

- o To survey the premises to determine the presence of materials containing asbestos
- o Produce a report, to identify materials which contain or may contain asbestos, including photographic records.
- o Interpretation of the results and risk assessments are outside the scope of this survey, and the trustees / property manager / owner is advised to carry out their own risk assessment and plan for the management of asbestos containing materials within these areas of the premises.
- o A priority assessment can be provided under separate cover if required.

### **Survey planning and procedure.**

- o The survey was conducted after an initial walk-through and risk assessment of the premises.

### **Survey Techniques - general notes**

The requested areas of the building was thoroughly inspected for materials thought there was a high probability that they may contain asbestos and samples were taken by the Surveyor where considered necessary. Where one type of material appeared to be extensive, only representative samples were taken. Any sample taken has been analysed by an independent UKAS accredited laboratory. The results of samples analysed are shown as the presence of either Chrysotile, Amosite, Crocidolite, Anthophyllite, Tremolite, Actinolite or a mixture of two or more asbestos types.

- o During the course of the survey all reasonable efforts were made to identify the presence of asbestos containing materials within the surveyed areas. This work was limited to the request of the client. However, asbestos containing materials are sometimes concealed within the fabric of the building or within sealed building voids. Therefore it is not always possible to regard the finding of any survey as being definitive. The client should be open to the possibility that further asbestos containing materials may be found during any alteration, refurbishment or demolition work.
- o Products containing asbestos are varied and extremely diverse. As a result of this responsibility can not be accepted for any loss or damage resulting from non recognition of Asbestos containing materials.
- o This report is based on a Pre-Demolition/Refurbishment Survey and only relates to the situation at the time of inspection.
- o The survey was carried out in accordance with the "HSG 264 Asbestos The Survey Guide" guidance for the surveying, sampling and assessment of asbestos containing materials.

## Scope of Survey

Swindon Asbestos Surveying Ltd has been requested to carry out a Refurbishment & Demolition Survey to the bathroom, kitchen, airing cupboard and boiler area only to this property known as 19A Oxford Street, Railway Village, Swindon, SN1 5DA by Swindon Commercial Services heating department.

## NO ACCESS AREAS – SPECIFIC TO THIS SITE

All reasonable efforts were made to inspect areas requested by the client to identify the physical presence of materials containing asbestos. Risers, voids and structural ducts were inspected where readily demountable covers existed at access points.

The following section details areas that during the time of the survey were inaccessible. Although these areas may be accessible at other times, for the reasons specified they were not available during the survey. As such the client should assume that all of the following areas contain asbestos until a further survey can be undertaken at a time when these areas are available for inspection.

BUILDING	FLOOR	ROOM	ACCESS RESTRICTION
<b>Not applicable-property empty at time of survey therefore all areas accessed.</b>			

**Site: Property Situate - 19A Oxford Street, Railway Village, Swindon, SN1 5DA**

**Detail sheet - Unique Job Number: SAS4208/10386372**



ID REF NO	SAMPLE/VISUAL REF.	FLOOR/LEVEL	LOCATION	DESCRIPTION	APPROX EXTENT	ANALYSIS RESULT	MATERIAL TYPE	NOTIFIABLE MATERIAL Y/N
3200/1	89354	1 <sup>st</sup> Floor	Bathroom	Floor Tile	3 m <sup>2</sup>	Chrysotile	Marley Vinyl	N

**Room/Area Construction:**

Walls are block and plaster. Ceiling is plaster board. Floor and door are both wooden. Window and sill are wood. Pipe runs are copper. The boxing is plaster board.

**Recommended Action:**

If this material is going to be interfered with during works to this property it needs to be removed before demolition/refurbishment takes place. This requires removal by trained asbestos operatives following the latest ACOPS and HSE Guidance Notes and disposed of as asbestos waste.

**Site: Property Situate - 19A Oxford Street, Railway Village, Swindon, SN1 5DA**

**Detail sheet - Unique Job Number: SAS4208/10386372**



ID REF NO	SAMPLE/VISUAL REF.	FLOOR/LEVEL	LOCATION	DESCRIPTION	APPROX EXTENT	ANALYSIS RESULT	MATERIAL TYPE	NOTIFIABLE MATERIAL Y/N
Visual	Visual	1 <sup>st</sup> Floor	Bathroom	Wall Boxing (plaster board)	2 m <sup>2</sup>	No asbestos detected	N/A	N/A

**Room/Area Construction:**

Walls are block and plaster. Ceiling is plaster board. Floor and door are both wooden. Window and sill are wood. Pipe runs are copper. The boxing is plaster board.

**Recommended Action:**

This material is plaster board therefore no asbestos detected. No further action required.

**Site: Property Situate - 19A Oxford Street, Railway Village, Swindon, SN1 5DA**

**Detail sheet - Unique Job Number: SAS4208/10386372**



ID REF NO	SAMPLE/VISUAL REF.	FLOOR/LEVEL	LOCATION	DESCRIPTION	APPROX EXTENT	ANALYSIS RESULT	MATERIAL TYPE	NOTIFIABLE MATERIAL Y/N
Visual	Visual	1 <sup>st</sup> Floor	Bathroom	End of Bath Shelf (tiles & plywood)	0.5 m <sup>2</sup>	No asbestos detected	N/A	N/A

**Room/Area Construction:**

Walls are block and plaster. Ceiling is plaster board. Floor and door are both wooden. Window and sill are wood. Pipe runs are copper. The boxing is plaster board.

**Recommended Action:**

No asbestos detected.



**Site: Property Situate - 19A Oxford Street, Railway Village, Swindon, SN1 5DA**

**Detail sheet - Unique Job Number: SAS4208/10386372**



ID REF NO	SAMPLE/VISUAL REF.	FLOOR/LEVEL	LOCATION	DESCRIPTION	APPROX EXTENT	ANALYSIS RESULT	MATERIAL TYPE	NOTIFIABLE MATERIAL Y/N
Refer 3200/1	Refer 89354	1 <sup>st</sup> Floor	Kitchen	Floor Tile	6 m <sup>2</sup>	Chrysotile	Marley Vinyl	N

**Room/Area Construction:**

Walls are block and plaster. Ceiling is plaster board. Floor and door are both wooden. The sill is tiled. Pipe runs are copper.

**Recommended Action:**

This material is considered to be the same as the Bathroom floor tile. If this material is going to be interfered with during works to this property it needs to be removed before demolition/refurbishment takes place. This requires removal by trained asbestos operatives following the latest ACOPS and HSE Guidance Notes and disposed of as asbestos waste.

**Site: Property Situate - 19A Oxford Street, Railway Village, Swindon, SN1 5DA**

**Detail sheet - Unique Job Number: SAS4208/10386372**



I D REF NO	SAMPLE/VISUAL REF.	FLOOR/LEVEL	LOCATION	DESCRIPTION	APPROX EXTENT	ANALYSIS RESULT	MATERIAL TYPE	NOTIFIABLE MATERIAL Y/N
Visual	Visual	1 <sup>st</sup> Floor	Airing Cupboard	All	1 no	No asbestos detected	N/A	N/A

**Room/Area Construction:**

The walls are block and plaster. Ceiling is plaster board. Pipe runs are copper.

**Recommended Action:**

No asbestos detected.

**Site: Property Situate - 19A Oxford Street, Railway Village, Swindon, SN1 5DA**

**Detail sheet - Unique Job Number: SAS4208/10386372**



ID REF NO	SAMPLE/VISUAL REF.	FLOOR/LEVEL	LOCATION	DESCRIPTION	APPROX EXTENT	ANALYSIS RESULT	MATERIAL TYPE	NOTIFIABLE MATERIAL Y/N
Visual	Visual	1 <sup>st</sup> Floor	Lounge	Wall Heater (new technology)	1 no	No asbestos detected	N/A	N/A

**Room/Area Construction:**

Walls are block and plaster. Ceiling is plaster board. Floor and door are both wooden. Window and sill are wood. The storage heater is new technology no asbestos detected.

**Recommended Action:**

No asbestos detected.

Ref No: 0457001901		Address: 19A OXFORD STREET, RAILWAY VILLAGE, SWINDON							Survey Type: RDS					
Order No: 3200		Property Type: 1 BEDROOM FLAT			Survey Date: 8 <sup>TH</sup> SEPTEMBER 2010			Surveyor: ANDY BALFE						
Keyed (employee): F HALL				Plan (employee): E EASTON				Checked (employee): J O'SULLIVAN						
No	Sample Ref/ Visual	FL	Area	Position	Element	Material	Qty	Analysis Result	Mat Type	Ext	Surf	Asb	Tot	Notes
1	89354	1 <sup>ST</sup>	BATHROOM	FLOOR	TILE & ADHESIVE	MARLEY VINYL	3m <sup>2</sup>	CHRYSOTILE	1	0	1	1	3	PAGE 12
2	VISUAL	1 <sup>ST</sup>	BATHROOM	WALL	BOXING	ALL	2m <sup>2</sup>	NAD	0	0	0	0	0	PAGE 13 PLASTER BOARD
3	VISUAL	1 <sup>ST</sup>	BATHROOM	END OF BATH	SHELF	ALL	0.5 m <sup>2</sup>	NAD	0	0	0	0	0	PAGE 14 TILES AND PLYWOOD
4	AS ID 1	1 <sup>ST</sup>	KITCHEN	FLOOR	TILE	MARLEY VINYL	6m <sup>2</sup>	CHRYSOTILE	1	1	1	1	4	PAGE 15
5	VISUAL	1 <sup>ST</sup>	AIRING CUPBOARD	ALL	ALL	ALL	1 NO	NAD	0	0	0	0	0	
6	VISUAL	1 <sup>ST</sup>	LOUNGE	WALL	HEATER	ALL	1 NO	NAD	0	0	0	0	0	NEW TECHNOLOGY
General Notes:														
Guidance Notes: Red – Asbestos Material      Black – No Asbestos Material      Green – No Access Area      NADIS – No asbestos detected in sample      NAD – No asbestos detected														
Mat Type – Material Type    Ext – Extent of Damage    Surf – Surface Treatment    Asb – Asbestos Type    Tot – Total of Material Assessment Score														



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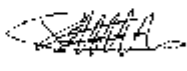
### BULK SAMPLE ANALYSIS CERTIFICATE

REPORT NO	19532	REPORT DATE	10/09/10
CLIENT:	Swindon Asbestos Surveying Ltd		
CLIENT ADDRESS:	Aavid Thermalloy House, Cheney Manor, Swindon, Wilts, SN2 2QN		
SITE ADDRESS:	19A Oxford Street, Swindon		
TECHNICIAN:	Mark Weeks		
ANALYSIS DATE:	10/09/10	NO OF SAMPLES	1

KEY: NAD = NO ASBESTOS DETECTED

SAMPLE NO	PJL REF	SAMPLE LOCATION	ANALYSIS
3200/1	89354	Bathroom Floor Tile	Chrysotile
		End	

Samples Analysed At: P J L Laboratories, First Floor Offices, 217 St. Johns Lane, Bedminster, Bristol, BS3 5AS

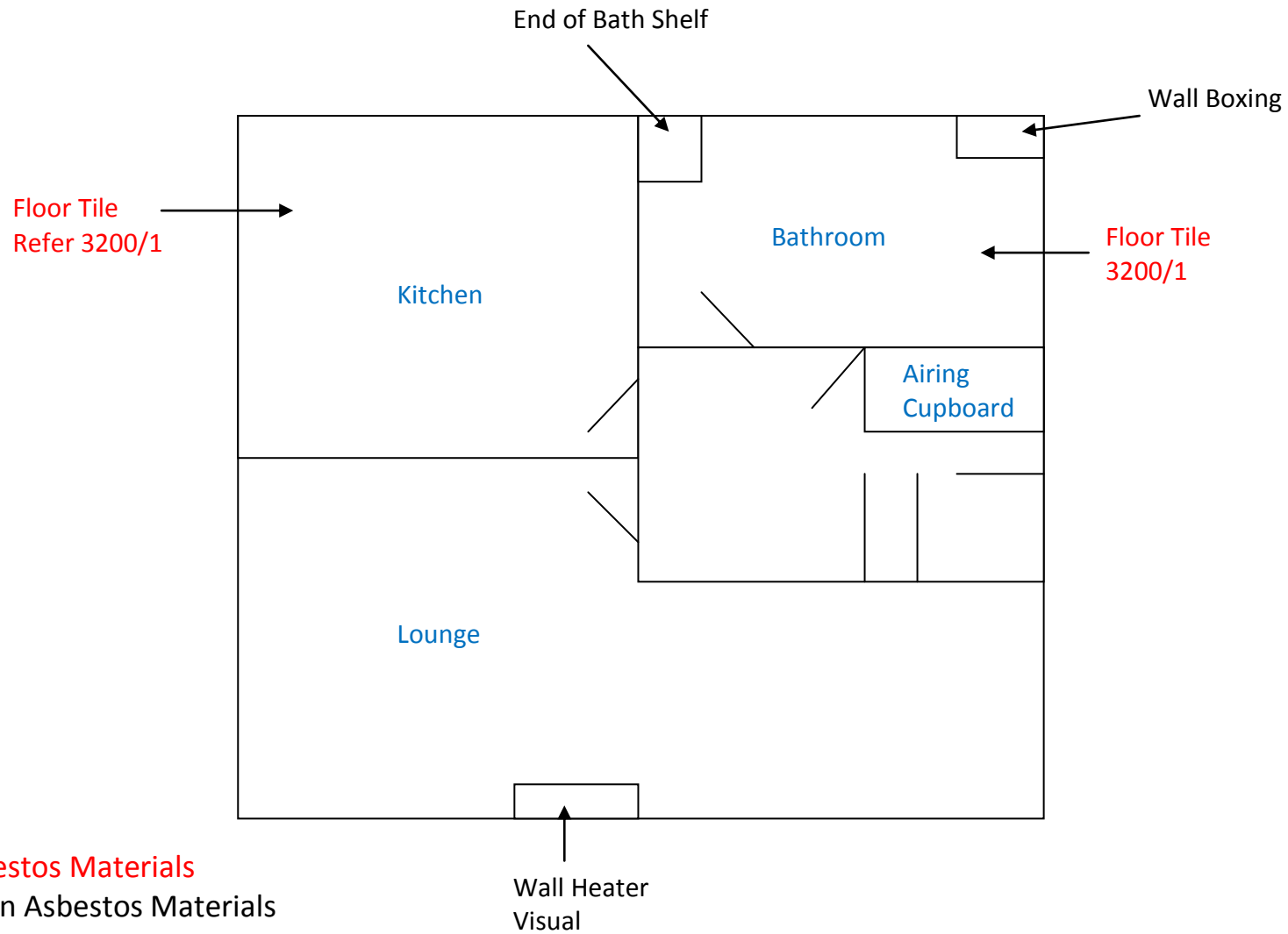
D. RIDDELL – SENIOR LABORATORY TECHNICIAN: 

**STATEMENT OF CERTIFICATION**  
 This is to certify that analysis has been carried out using polarised light microscopy and dispersion staining techniques to determine the presence of asbestos fibres. The methods of analysis are in accordance with HSE 's Analysts Guide HSG248 and the P J L Laboratories technical procedure document (P J L/03) and are UKAS accredited. P J L Laboratories cannot accept responsibility for the accuracy of sample information provided by the client, or whether the sample is representative of the material sampled.

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Company Registration No: 5604820 England  
 Ref No P J L/04 Version 3 MW  
 Issue Date: 08<sup>th</sup> October 2009





Red = Asbestos Materials  
Black = Non Asbestos Materials  
Green = No Access Areas

Illustration Only – Not to Scale