FENTON ENVIRONMENTAL SERVICES

Asbestos Refurbishment/Demolition Survey

At:

53 Warminster Road
London SE25 4DQ



For:

Collins Contractors Ltd

Survey ID: SF-A-22-627
Surveyor: Steve Fenton
Survey Date: 2nd November 2022
Report Date: 2nd November 2022 **Re-visit 21st November 2022**

Fenton Environmental, Bendigo, Gads Hill Farm, Higham, Kent, ME3 7NX.
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FENTON ENVIRONMENTAL SERVICES

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Introduction

Instructions were received from Collins Contractors Ltd to carry out a refurbishment and demolition survey of 53 Warminster Road, London SE25 4DQ.

The survey was carried out in accordance with the requirements of the Health and Safety Executive guidance document HSG264 – Asbestos; The Survey Guide.

The purpose of the survey was to locate and identify the presence of any materials suspected to contain asbestos. The findings of this report are confidential to the Client and Fenton Environmental Services Limited accepts no responsibility whatsoever to third parties whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

Compiled By:
Name: Steve Fenton
Position: Asbestos Surveyor
Signed:



Reviewed By:
This Report has been reviewed and hereby authorised for issue by:
Name: Mark Carter
Position: Project Manager
Signed:



Under no circumstances should this report be used for engineering or contractual purposes unless signed above by the author and unless the report status is “final”.

Refurbishment and Demolition survey

The purpose of a refurbishment and demolition survey is to locate and identify, as far as reasonably practical, all asbestos containing materials in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling program is undertaken to identify possible asbestos containing materials and estimates of their volume and surface area made. The survey is designed to be used as a basis for tendering the removal of asbestos containing materials from the building prior to demolition or major refurbishment. This type of survey does not assess the condition of the asbestos, other than damaged areas or where asbestos debris may be present.

Site description

This property is a three-storey building of brick and block construction, with a tiled roof system and flat to all floors, including basement flats.
THIS REPORT IS FOR THE EXTERNAL ELEVATIONS ONLY.

Limitations

This report has been prepared by Steve Fenton with all reasonable skill, care and diligence within the terms of the contract with the Client and within the limitations of the resources devoted to it by agreement with the Client.

1. General areas not covered by the survey are as follows:

- Areas of the properties/structure that are covered, unexposed or inaccessible that were unable to be inspected.
- The interior of plant, equipment, pipe work, ducting, voids or other similar enclosed areas that were inaccessible.
- Lift shafts and motor rooms unless specified otherwise.
- Areas unable to be accessed due to danger reaching height beyond a standard 3m ladder.
- Materials concealed behind other materials or in floor, wall or ceiling voids, other than those specifically detailed in the survey.
- Samples have not been taken which would endanger the surveyor or affect the functional integrity of the item concerned e.g. electrical installations.

2. Quantification

All quantities given in the report are based on the surveyor's estimates and should not be used for contractual purposes.

3. Inspection

Fenton Environmental Services Limited endeavoured to inspect all agreed areas within the scope of the Survey. Inspections of exposed surfaces, the composition of all elements, fixtures and materials within the agreed designated areas only, were undertaken. Destructive inspections were used to gain access to all aspects of the building's construction, unless agreed prior to survey commencement or where the integrity of the construction was impaired, these have been identified in the restrictions section of this report.

Areas not accessed

AREAS NOT ACCESSED	REASON
All internals of the building	Not included in the survey

Methodology

The materials within the building were inspected as far as reasonably practicable within the refurbishment and demolition survey scope of works. The inspection process involved accessing as much of the building as possible, using destructive techniques where permissible.

However, any inspections that could lead to a risk of exposure to hazardous substances or risk of injury were aborted. All areas not accessed are detailed below and in the limitations of the survey.

Where samples were taken, the material was double bagged in sealed sample bags and appropriately labelled before being taken to a UKAS accredited analytical company for identification. The sample results from the analytical company are included in the appendix of the survey.

Samples are taken from all types of material suspected of containing asbestos, except where prohibited by the makeup of the material itself. The sampling protocol adopted is in accordance with the requirements of HSE document HSG 264 ‘Asbestos: The survey guide’ & ‘HSG248 The analysts guide for sampling.

Material Risk Assessment and Algorithm

	DESCRIPTION	SCORE
Product Type	Bonded asbestos – composite materials Plastics, resins and mastics Roofing felts Semi-rigid paints and decorative finishes Asbestos cements Floor tiles Toilet cisterns	1
	Fibrous asbestos – class one Asbestos insulation board and mill board Asbestos textiles Gaskets and ropes Woven textiles and felt Asbestos paper	2
	Fibrous asbestos – class 2 Thermal insulation (pipe and boiler lagging) Sprayed asbestos and loose asbestos Asbestos mattresses Debris	3

Condition	Good condition No visible damage	0
	Low damage A few scratches or surface marks, broken edges on boards and floor tiles etc.	1
	Medium damage Significant breakage of materials. Areas of damage revealing loose asbestos fibers.	2
	High damage De-lamination of materials, sprays and thermal insulations. Visible dust and debris.	3

Surface treatment	Composite materials.	0
	Enclosed sprays and lagging, textured coating, insulation board (with exposed face painted or encapsulated) , asbestos cement sheets etc.	1
	Encapsulated lagging and sprays, unsealed Insulation board.	2
	Unsealed lagging and sprays.	3

Asbestos type	Chrysotile	1
	Amphibole asbestos excluding crocidolite	2
	Amosite	2
	Crocidolite	3

Material Recommendations

RISK CATEGORY	RECOMMENDATIONS	SCORE
High	Emergency and urgent works Immediate removal, encapsulation and/or decontamination works required adopting appropriate working conditions.	10-12
Medium	Implement a management plan Arrange for future removal or encapsulation works in order of priority, adopting appropriate working conditions.	7-9
Low	Implement a management plan Label as asbestos where practical, do not disturb, maintain accordingly.	5-6
Very Low	Implement a management plan Label as asbestos where practical, do not disturb, maintain accordingly.	<5

ASBESTOS REGISTER

Asbestos containing materials found in the survey are detailed below:

AREA	PRODUCT	ASBESTOS TYPE	QUANTITY
SF05 – ROOF AREA	FLUE PIPE	CHRYSOTILE	2 LNR MTRS

THE FLUE PIPE WAS REMOVED DURING THE SURVEY

Sample Sheets

Sample Reference: SF01/53 Warminster Rd SE25 4DQ			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	2nd November 2022
Floor:	Roof	Room:	Roof under-cloaking
Product type:	No asbestos detected	Condition:	N/A
Surface treatment:	N/A	Quantity:	5 linear metres
Accessibility:	N/A	Asbestos type:	N/A
Identification:	Negative	Material risk sore:	N/A
Comments:	The under-cloaking to the roof is non Asbestos Supalux to the side elevation No asbestos detected		
Action:	None		



Close up of sample area



General area of sample

Sample Reference: SF02/53 Warminster Rd SE25 4DQ

REFURBISHMENT/DEMOLITION SURVEY

Surveyor:	Steve Fenton	Date:	2nd November 2022
Floor:	First	Room:	Front, side and rear elevations
Product type:	No asbestos detected	Condition:	N/A
Surface treatment:	N/A	Quantity:	N/A
Accessibility:	N/A	Asbestos type:	N/A
Identification:	Negative	Material risk sore:	N/A
Comments:	Brick and mortar No asbestos detected		
Action:	None		



Close up of sample area



General area of sample

Sample Reference: SF03/53 Warminster Rd SE25 4DQ

REFURBISHMENT/DEMOLITION SURVEY

Surveyor:	Steve Fenton	Date:	2nd November 2022
Floor:	First	Room:	Front, rear and side elevation
Product type:	No asbestos detected	Condition:	N/A
Surface treatment:	N/A	Quantity:	N/A
Accessibility:	N/A	Asbestos type:	N/A
Identification:	Negative	Material risk sore:	N/A
Comments:	Brick and mortar No asbestos detected		
Action:	None		



Close up of sample area



General area of sample

Sample Reference: SF04/53 Warminster Rd SE25 4DQ			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	2nd November 2022
Floor:	Basement	Room:	Front, rear and side elevation
Product type:	No asbestos detected	Condition:	N/A
Surface treatment:	N/A	Quantity:	N/A
Accessibility:	N/A	Asbestos type:	N/A
Identification:	Negative	Material risk sore:	N/A
Comments:	Brick and mortar Enclosed meter cupboards to the front elevation No asbestos detected		
Action:	None		



Close up of sample area



General area of sample

Sample Reference: SF04/53 Warminster Rd SE25 4DQ			
REFURBISHMENT/DEMOLITION SURVEY			
Surveyor:	Steve Fenton	Date:	**21st November 2022**
Floor:	Roof	Room:	Roof area
Product type:	Flue pipe (1)	Condition:	Good (0)
Surface treatment:	Cement sheets (1)	Quantity:	2 lnr mtrs
Accessibility:	Good	Asbestos type:	Chrysotile (1)
Identification:	Positive	Material risk sore:	
Comments:	The flue pipe was removed during the survey		
Action:	None		



Close up of sample area



General area of sample

53 WARMINSTER ROAD

