

Asbestos Re-inspection Survey

469S - 9643
NORTH STREET
EMSWORTH
HAMPSHIRE
PO10 7PG



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Total number of pages inclusive of appendices: 20

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1. Executive Summary/Conclusions

The following asbestos containing materials have been identified during this re-inspection survey and are categorized in order according to the material assessment made by Environmental Essentials Ltd.

ACMs requiring removal

No material in this category

ACMs requiring remedial attention

Building	Floor	Item	Location	Original Sample Ref	Recommendations
469S - 9643 - Vacant House & Garden	External	Debris near rear wall by sub Station	002 - External	E/AsSample9	Remedial – Restrict access and plan abatement works.
469S - 9643 - Vacant House & Garden	External	Debris near lower wall	002 - External	E/CF002258	Remedial – Restrict access and plan abatement works.
469S - 9643 - Vacant House & Garden	External	Debris near lower wall	002 - External	E/CF002259	Remedial – Restrict access and plan abatement works.
469S - 9643 - Vacant House & Garden	External	Debris by flint wall	002 - External	E/CF002260	Remedial – Restrict access and plan abatement works.
469S - 9643 - Vacant House & Garden	External	Debris near sub Station	002 - External	E/CF002264	Remedial – Restrict access and plan abatement works.
469S - 9643 - Vacant House & Garden	0	Debris	001 - Living Room	E/CF002257	Remedial – Restrict access and plan abatement works.

It is recommended that both occupancy within these areas and the condition of the ACMs is continually assessed until remediation works is complete. All works, whether licensed or non-licensed, must be undertaken in accordance with the most current Control of Asbestos Regulations and supporting ACOPs and guidance notes. For further advice please contact your specific Project Manager at Environmental Essentials Ltd.

1. Executive Summary/Conclusions

ACMs requiring ongoing management

Building	Floor	Item	Location	Original Sample Ref	Recommendations
469S - 9643 - Vacant House & Garden	0	Panel	001 - Living Room	E/CF002256	Monitor condition.
469S - 9643 - Vacant House & Garden	External	Rope by lower garden wall	002 - External	E/CF002261	Monitor condition.
469S - 9643 - Vacant House & Garden	External	Flue near lower garden wall	002 - External	E/CF002262	Monitor condition.
469S - 9643 - Vacant House & Garden	External	Roof Slates	002 - External	E/CF002263	Monitor condition.

ACMs which are in a good/sealed condition have been identified and the asbestos management plan needs to be continually implemented to manage these materials safely. The duty holder should nominate a suitably competent person to monitor the condition of the in-situ ACMs at regular intervals. It may be prudent to monitor the condition of ACMs that are easily accessible and present in consistently occupied areas at greater frequencies than those that are not. The site may benefit from additional management actions such as labelling or the introduction of asbestos data to site induction packs. For further advice with regards to asbestos management plans or the various management options available to you please contact your specific Project Manager at Environmental Essentials Ltd.

1. Executive Summary/Conclusions

Inaccessible areas

During this survey the following rooms/areas were inaccessible despite every effort being made to gain access. For management purposes these rooms should be presumed to still contain asbestos until arrangements can be made for access and assessment.

No areas were inaccessible at the time of the survey.

The following asbestos containing materials could not be inspected as part of this re-inspection survey. These materials should be presumed to still be present until proven otherwise. For the purpose of this report, the material assessment has been completed based upon that from the previous inspection. Full details of the materials can be found within Appendix B

Building	Floor	Item	Location	Original Sample Ref	Comments
469S - 9643 - Vacant House & Garden	0	Panel	001 - Living Room	E/CF002256	Cannot access house to inspect as boarded up
469S - 9643 - Vacant House & Garden	0	Debris	001 - Living Room	E/CF002257	Cannot access house to inspect as boarded up

2. Contract Review

Name and address of site:	469S – 9643, EMSWORTH - NORTH STREET, EMSWORTH, HAMPSHIRE, PO10 7PG		
Name and address of client:	National Grid - Care of Mitie, Suite 1a & Part 1st Floor, Washbrook House, Lancastrian Office Centre, Talbot Road, Trafford, Manchester, Greater Manchester, M32 0FP		
Client contact/representative:	Tim O'Driscoll		
Type of survey:	Re-inspection Survey		
Date of survey:	30 June 2017		
Environmental Essentials Project No.	P-248725		
Project Manager:	Trevor Isles		
Lead Surveyor[s]:	Corey Cook	Signature	
Report Technically reviewed by:	Monika Witkowska	Signature	
Report issue date:	11 July 2017		

3. Introduction and scope of works

- 3.1 National Grid - Care of Mitie commissioned Environmental Essentials Ltd to undertake a re-inspection survey of:
NORTH STREET, EMSWORTH, HAMPSHIRE, PO10 7PG
- 3.2 The purpose of the survey was to establish the current condition of asbestos materials identified during previous survey/s of the site in order to enable an update of the asbestos register and to assist in the ongoing asbestos management plan.
- 3.3 The re-inspection was conducted by means of a visual inspection of all previously identified asbestos materials and a re-assessment of their condition as per section 5.0
- 3.4 This re-inspection report should not be used in place of the original survey report/s but should act as a supplement to it for ongoing asbestos management on site.
- 3.5 The site had previously been subject to the following surveys and this report must be read in conjunction with the original report/s:
ACE, Asbestos re-inspection survey (Ref; J049133, December 2014)
- 3.6 Materials which were sampled during the original survey will be strongly presumed to contain asbestos for the purpose of this re-inspection and the asbestos type will be as per the original analysis. Any materials which were strongly presumed or presumed to contain asbestos during the original survey will be similarly reported as part of this re-inspection survey.
- 3.7 Where the original data for ACMs has come from a survey report produced by someone other than Environmental Essentials Ltd, the sample number / reference has an E as a prefix in order to indicate this.

4. Limitations and general caveat

- 4.1 With the exception of those areas/materials which could not be accessed for the various reasons specified in section 1.0, all areas containing known or presumed asbestos containing materials were inspected within the scope of this re-inspection survey.

The following areas are deemed to be outside the scope of this survey and therefore no attempt was made to gain access:

1. Areas which were outside the scope of the original survey.
2. Areas which were included within the original survey but where no asbestos containing materials were identified.
3. Areas which were not accessed during the original survey

5. Assessments and recommendations

During the course of the re-inspection survey, Environmental Essentials have assessed each material identified and assigned individual scores. Materials can be assessed using two separate scoring systems – The material assessment and the priority assessment. Examples of the algorithms for these can be seen in Table 1 and Table 2.

The material assessment considers the type and condition of ACMs and their ability to release fibres into the air if disturbed. It comprises of four separate elements as follows:

- Product type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a material assessment score of 10 or more should be regarded as a high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a score.

The material assessment highlights immediately the materials of high risk. The priority for asbestos management is determined by carrying out a further assessment called the priority assessment. This assessment is described in detail within HSE Guidance document HSG 227 and is the responsibility of the duty holder. It should be carried out by a person with a detailed knowledge of the site and the activities performed within the building.

Environmental Essentials can assist in this process by undertaking a priority assessment during the course of a survey; however it is ultimately the responsibility of the duty holder to consider this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The priority assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the material and priority assessment forms the total score for each particular material, which should be used as the basis of an asbestos management plan. If a client has not requested a priority assessment then the total score stated within the survey results will be reflective of the material assessment only.

The undertaking of priority assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Recommendations

Recommendations are provided for each ACM identified based upon the material assessment. Priority assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made at the time of the survey. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5. Assessments and recommendations

Table 1 Material Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos Paper
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

5. Assessments and recommendations

Table 2 Priority Assessment Algorithm

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
		0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
	Human exposure potential	0 1 2 3	None 1 to 3 4 to 10 >10
		0 1 2 3	Infrequent Monthly Weekly Daily
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Appendix A - Survey Results

	Original sample No	Building	Floor	Identification
	E/CF002256	469S - 9643 - Vacant House & Garden	Ground Floor	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	001 - Living Room - Panel	Cement product	5 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Score	Priority Score	Total Score	Accessibility
	4	3	7	Difficult Access
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	Cannot access house to inspect as boarded up			

	Original sample No	Building	Floor	Identification
	E/CF002257	469S - 9643 - Vacant House & Garden	Ground Floor	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	001 - Living Room - Debris	Cement product	2 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Score	Priority Score	Total Score	Accessibility
	6	3	9	Difficult Access
Recommended action	Remedial – Restrict access and plan abatement works.			
Recommendation comments	-			
Surveyor comments	Cannot access house to inspect as boarded up			

	Original sample No	Building	Floor	Identification
	E/AsSample9	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Debris near rear wall by sub Station	Cement product	2 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Score	Priority Score	Total Score	Accessibility
	6	2	8	Easy Access
Recommended action	Remedial – Restrict access and plan abatement works.			
Recommendation comments	-			
Surveyor comments	Area severely overgrown making thorough investigation impossible. Debris visibly present.			

	Original sample No	Building	Floor	Identification
	E/CF002258	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Debris near lower wall	Cement product	1 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Score	Priority Score	Total Score	Accessibility
	6	2	8	Easy Access
Recommended action	Remedial – Restrict access and plan abatement works.			
Recommendation comments	-			
Surveyor comments	Area severely overgrown making thorough investigation impossible. Plenty of visible debris present.			

	Original sample No	Building	Floor	Identification
	E/CF002259	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Debris near lower wall	Cement product	4 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Score	Priority Score	Total Score	Accessibility
	6	2	8	Easy Access
Recommended action	Remedial – Restrict access and plan abatement works.			
Recommendation comments	-			
Surveyor comments	Area severely overgrown making thorough investigation impossible. Plenty of visible debris present.			

	Original sample No	Building	Floor	Identification
	E/CF002260	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Debris by flint wall	Cement product	3 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Score	Priority Score	Total Score	Accessibility
	6	2	8	Easy Access
Recommended action	Remedial – Restrict access and plan abatement works.			
Recommendation comments	-			
Surveyor comments	Area severely overgrown making thorough investigation impossible. Debris must be presumed to be present and therefore access restricted until proper clean can be undertaken.			

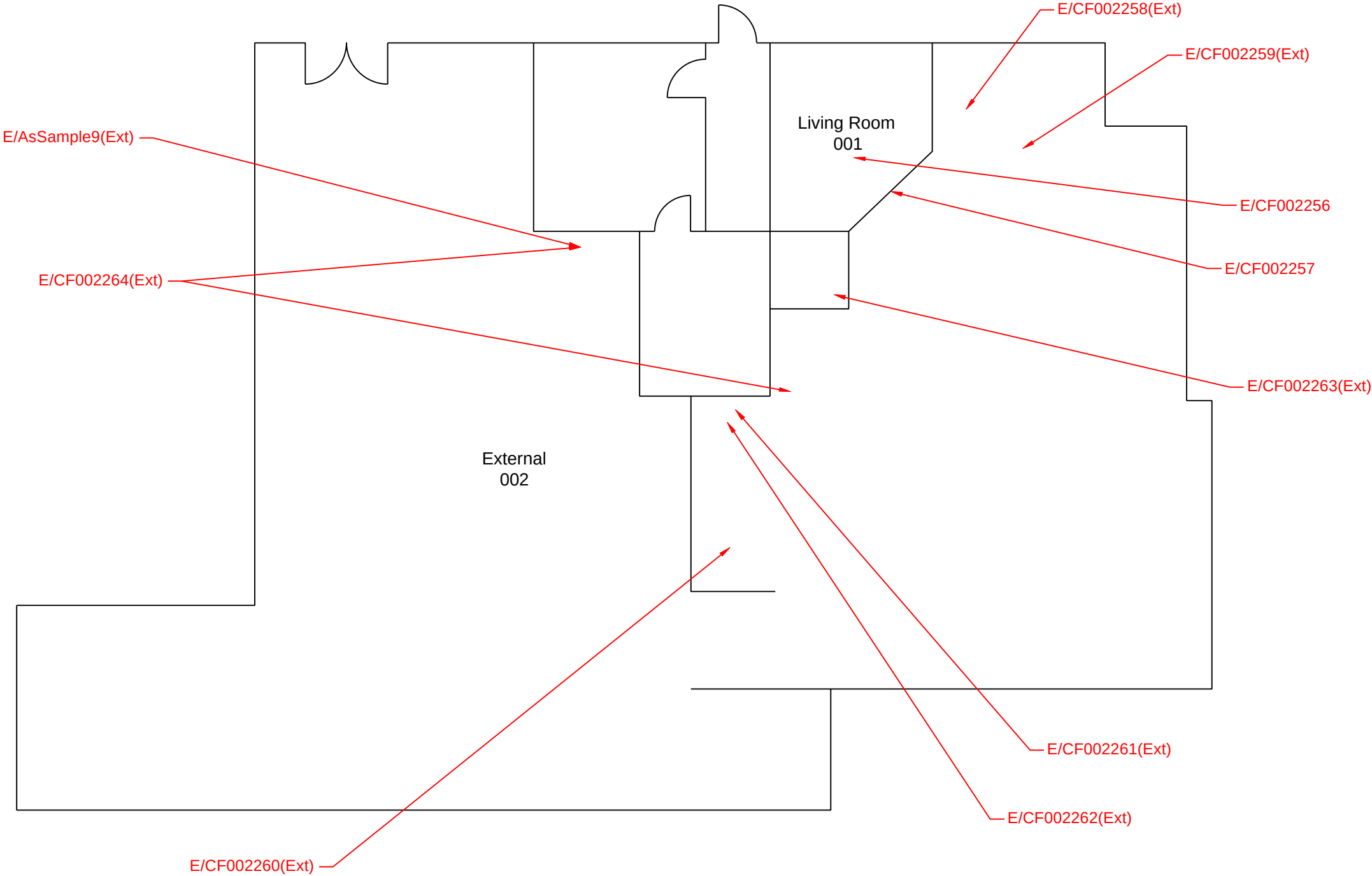
	Original sample No	Building	Floor	Identification
	E/CF002261	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Rope by lower garden wall	Woven product	1 m linear	
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	1	1
	Material Score	Priority Score	Total Score	Accessibility
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	-			

	Original sample No	Building	Floor	Identification
	E/CF002262	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Flue nearr lower garden wall	Woven product	1 m linear	
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	1	1
	Material Score	Priority Score	Total Score	Accessibility
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	Cannot identify flue but hole in the wall present. Cannot access internally to determine if the flue has been removed or fallen inside. Therefore must be presumed present.			

	Original sample No	Building	Floor	Identification
	E/CF002263	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Roof Slates	Cement product	40 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Score	Priority Score	Total Score	Accessibility
	4	2	6	Difficult Access
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	Roof tiles have been removed to front porch but are still present to main roof.			

	Original sample No	Building	Floor	Identification
	E/CF002264	469S - 9643 - Vacant House & Garden	External	Strongly presumed: Chrysotile
	Area/Location/Position	Material description	Quantity	
	002 - External - Debris near sub Station	Cement product	2 m ²	
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Score	Priority Score	Total Score	Accessibility
	6	2	8	Easy Access
Recommended action	Remedial – Restrict access and plan abatement works.			
Recommendation comments	-			
Surveyor comments	Area severely overgrown making thorough investigation impossible. Debris visibly present.			

Appendix B – Plans



KEY

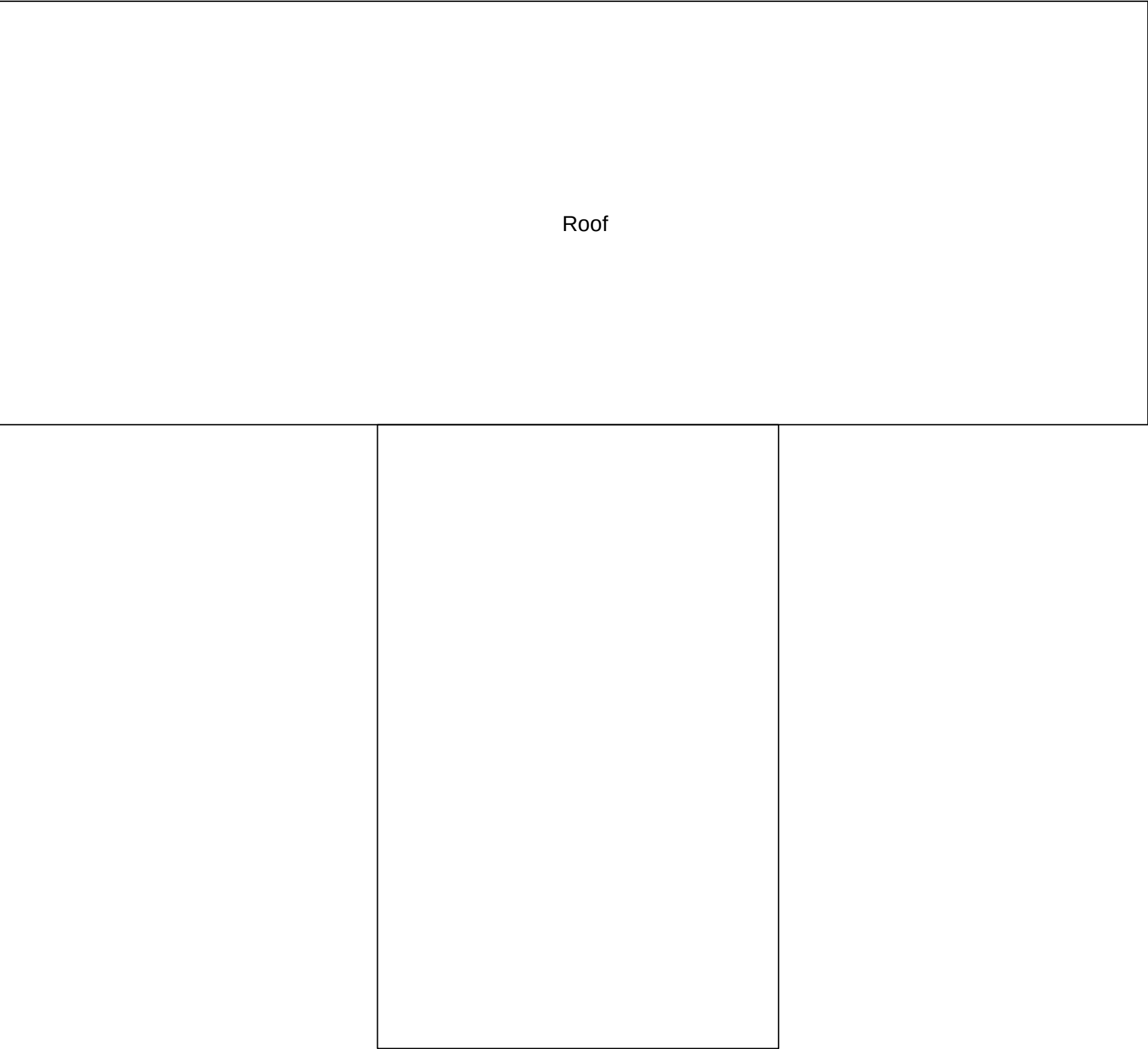
- ASBESTOS LOCATION
- SAMPLE LOCATION
- ASBESTOS REMOVED
- AREAS OF NO ACCESS
- ACCESS HATCH
- SPECIFIED AREAS
- WALL INTRUSION
- CEILING INTRUSION
- FLOOR INTRUSION

NOT TO SCALE

DRAWING 469S - 9643 - Vacant House & Garden	
SHEET: 01 of 02	
SITE NAME: 469S - 9643 - Vacant House & Garden	
Site Address: NORTH STREET EMSWORTH HAMPSHIRE PO10 7PG	Project: P-248725 Survey Date: 30/06/17 Surveyors: CC Drawn By: TTS - BN
Client: National Grid - Care of Mitie	



This plan uses colour coding and should therefore only be relied upon when printed in colour. The information on this plan should be read in conjunction with the original report for the project number detailed above.



KEY

ASBESTOS LOCATION

SAMPLE LOCATION

ASBESTOS REMOVED

AREAS OF NO ACCESS

ACCESS HATCH

SPECIFIED AREAS

WALL INTRUSION

CEILING INTRUSION

FLOOR INTRUSION

NOT TO SCALE

DRAWING 469S - 9643 - Vacant House & Garden	
SHEET: 02 of 02	
SITE NAME: 469S - 9643 - Vacant House & Garden	
Site Address: NORTH STREET EMSWORTH HAMPSHIRE PO10 7PG	Project: P-248725 Survey Date: 30/06/17 Surveyors: CC Drawn By: TTS - BN
Client: National Grid - Care of Mitie	



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