

PRE REFURBISHMENT/DEMOLITION



45 Beverley Drive, Bentilee, Stoke on Trent, ST2 0JG

J501503

2 Jun 2011



Head Office

3 Enterprise Court
Crosland Park
Cramlington

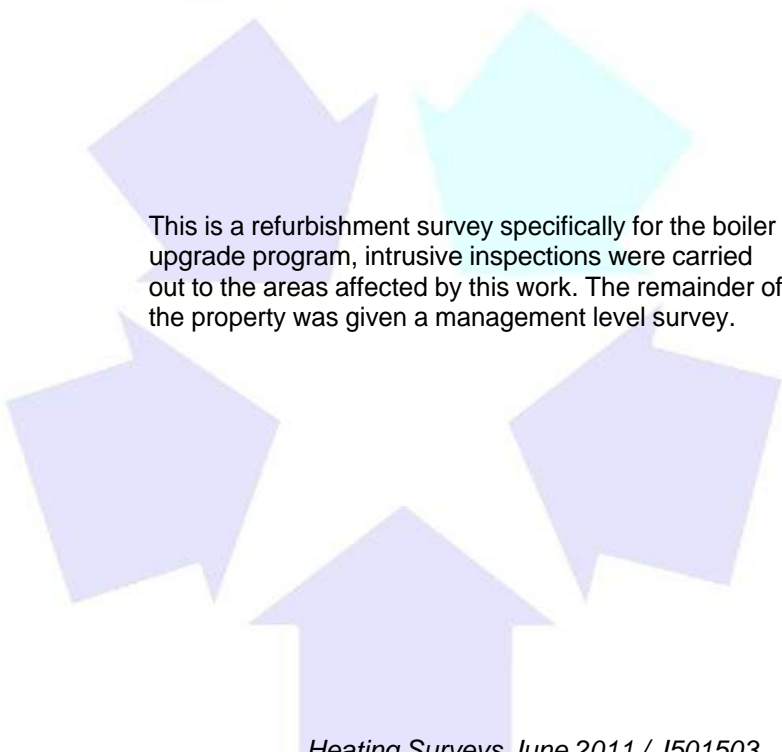
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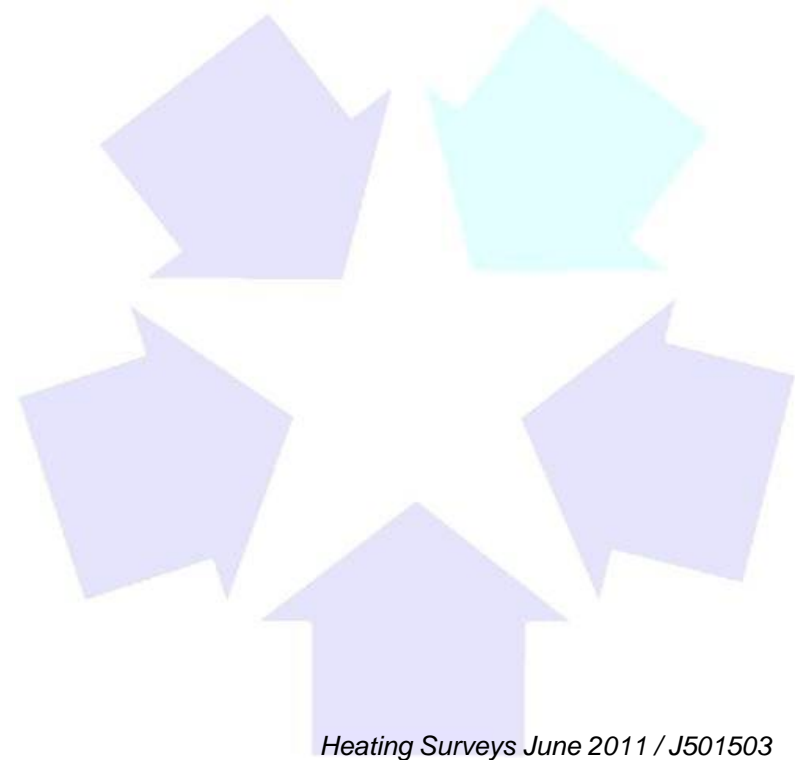
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This is a refurbishment survey specifically for the boiler upgrade program, intrusive inspections were carried out to the areas affected by this work. The remainder of the property was given a management level survey.

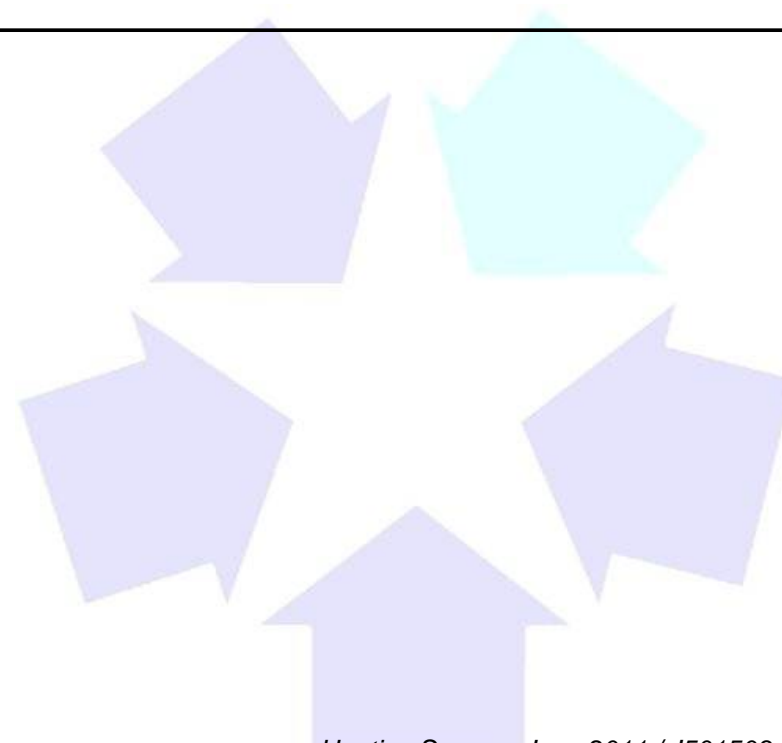
Contents

1. Contract Review
2. Primary Recommendations (including non and limited accessed areas)
3. Introduction, Agreed Scope of Works, Exclusions and Caveats
4. Survey Findings Register
5. Management Recommendations
6. Asbestos Location Plan / Scope of Works Plan
7. Material Test Certificate
8. Contract Correspondence or Addendum



1. Contract review

Name and address of client	Epic Housing, 131 -141 Ubberley Road, Stoke On Trent		
Client contact / representative	Paul Parry		
Name and address of site	45 Beverley Drive, Bentilee, Stoke on Trent		
Type of Survey	Pre Refurbishment / Demolition Survey		
Date of survey	2 Jun 2011		
AMS Project No.	J501503		
Lead Surveyor	Matt Sergent	Signature	
Assistant Surveyor		Signature	
Report Technically reviewed by:	Tony Murphy	Signature	
Report issue date	10 Jun 2011		



2. Primary Recommendations

Building / Floor / Room / Component	Sample	Asbestos Type	Recommendation
45 Beverley Drive/G/Hall /Vinyl floor tiles beneath laminate	4	(3) Asbestos	Inspect Prior to Disturbance
45 Beverley Drive/G/Bedroom 2 /Vinyl floor tiles beneath laminate	6	(3) Asbestos	Inspect Prior to Disturbance
45 Beverley Drive/G/Bathroom /Vinyl floor tiles beneath sealed linoleum	7	(3) Asbestos	Inspect Prior to Disturbance
45 Beverley Drive/G/Kitchen /Vinyl floor tiles beneath sealed linoleum	9	(3) Asbestos	Inspect Prior to Disturbance
45 Beverley Drive/G/Kitchen /Gaskets to tank at bottom	10	(3) Asbestos	Inspect Prior to Disturbance
Please note: This summary should be read in conjunction with all sections of the report including appendices.			

CODE	PRIORITY
R	Urgent Removal - Poor condition, not adequately surface treated, vulnerable to damage
O	Immediate Encapsulation Required - Some damage present and vulnerable to further damage but structurally sound
Y	Repair or Remove (Label and arrange in the near future) - Some damage present and/or vulnerable to further damage, but not causing an immediate hazard
G	No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated
B	Inaccessible - Inspect prior to disturbance
CH	Chrysotile
A	Amosite
CR	Crocidolite

3. Introduction and Scope of Works

Epic Housing commissioned AMS North East Ltd to undertake a Refurbishment / demolition Survey of 45 Beverley Drive, Bentilee, Stoke on Trent

The scope of the survey was defined by (PROJECT MANAGER) and Paul Parry (Epic Housing)

A Refurbishment / Demolition survey is used to locate and describe as far as reasonably practicable all Asbestos Containing Materials (ACM'S) 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. This report should not be reproduced except in full without the approval of AMS (North East) Ltd and the client.

This report is not to be used for contractual purposes unless the front signatory sheet is signed where indicated by both the person doing the survey and the report approver.

All measurements detailing the extent of materials are estimates only. It is the responsibility of the contractors quoting for any refurbishment works to take their own measurements to establish the precise extent of the work prior to tendering.

The aims and objectives of the survey were :

To carry out intrusive, full access inspections of the following areas: REFER TO THE DEMARCATED AREA ON THE FLOOR PLAN(S) IN SECTION 6 TO THIS REPORT.

To sample and analyse representative suspect materials.

To produce a register detailing the extent, type and condition of asbestos within the defined area with a view to removing the materials prior to refurbishment or demolition. This survey does not enable the duty holder to fulfil the requirements to manage asbestos in buildings reference regulation 4 of as required by The Control of Asbestos Regulations 2006. (duty to manage asbestos in non-domestic premises).

The Refurbishment/Demolition survey was undertaken in accordance with AMS (North East) Ltd's in house procedures and based on Health and Safety guidance note HSG264: 'Asbestos The Survey Guide'.

Deviations from methods were not carried out during this survey.

The agreed areas excluded from this survey are listed in Section 8 - contract correspondence. Areas of No Access are detailed in the Primary Recommendations and the Material Assessment Records sections of this report.

Although every effort has been made to gain access to all areas of the property as per the demarked drawings there may be areas the we were unable to access, It is possible that asbestos will be found in some or all of these areas as demolition progresses.

Until such time that these areas are inspected they should be presumed to contain ACM's.

If other materials suspected of containing asbestos come to light during refurbishment or maintenance activities, then work should be stopped until the materials have been sampled and analysed by a laboratory accredited by UKAS for bulk sampling and fibre identification.

Work on the treatment or removal of asbestos should normally be undertaken by an asbestos removal contractor licensed under the licensing provisions of the Control of Asbestos Regulations 2006 (CAR 2006), and the supporting Codes of Practice and Guidance Notes

Note: The type of work that needs to be carried out by licensed asbestos removal contractors is defined in CAR 2006 and is dependent on if the work is defined as being sporadic and of low intensity.

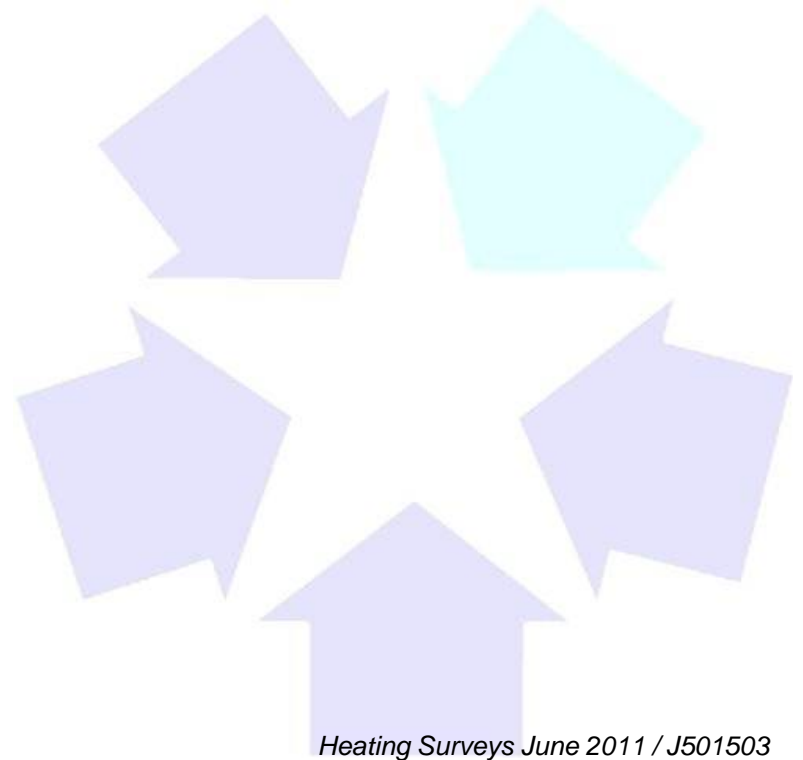
It should be noted that subject to the definition "sporadic and low intensity" it is not a legal requirement to be licensed under the above Regulations to work on certain products such as asbestos cement, textured coatings and bitumen. We are however of the opinion that such licensed contractors would have the experience, equipment and knowledge to enable the work to be completed to the necessary standard.

If for whatever reason the removal work does not proceed immediately it will be necessary to prepare management and control actions to enable the remaining asbestos to be safely managed. The duty holder shall ensure that where asbestos is or is liable to be present, a determination of the risk from that asbestos is made and measures which are to be taken for managing the risks are specified in a written plan and implemented.

DISCLAIMER

Every effort has been made to identify all asbestos containing materials so far as it was reasonably practicable to do within the scope of the survey and this report. Methods used to carry out the survey were agreed with the client before any works began.

The survey was undertaken by trained and experienced staff using a combined approach, comprising visual inspection and where required bulk sampling. It is always possible that asbestos containing materials may remain in the facility or an area covered by the survey after the survey has been completed for various reasons, including:



Asbestos containing materials may be hidden within the structure of a building and may not be visible until the structure is dismantled.

Although every effort will be made to identify and sample asbestos remaining from previous asbestos removal projects, fine residual debris may be unidentified.

Asbestos Removal techniques have improved steadily over the years since the introduction of the Control of Asbestos at Work Regulations 1987, which laid down enforceable guidelines, with the result that asbestos removal undertaken before then would not have been of the same standard as required today. Whilst an area may have been stripped of asbestos (including plant rooms and ducts), before these regulations came into force or were generally recognised new coverings may have been added with the result that materials containing asbestos may be present below any coverings then applied or fitted.

The report details all areas accessed and where applicable samples taken. Where an area within the facility was not covered by the original survey, it will be because access could not be gained for one reason or another (including the presence of working operatives or because it was a sensitive location or simply because access could not be gained). It may have been necessary for the limits of authority of the person carrying out the survey to be confirmed before the work.

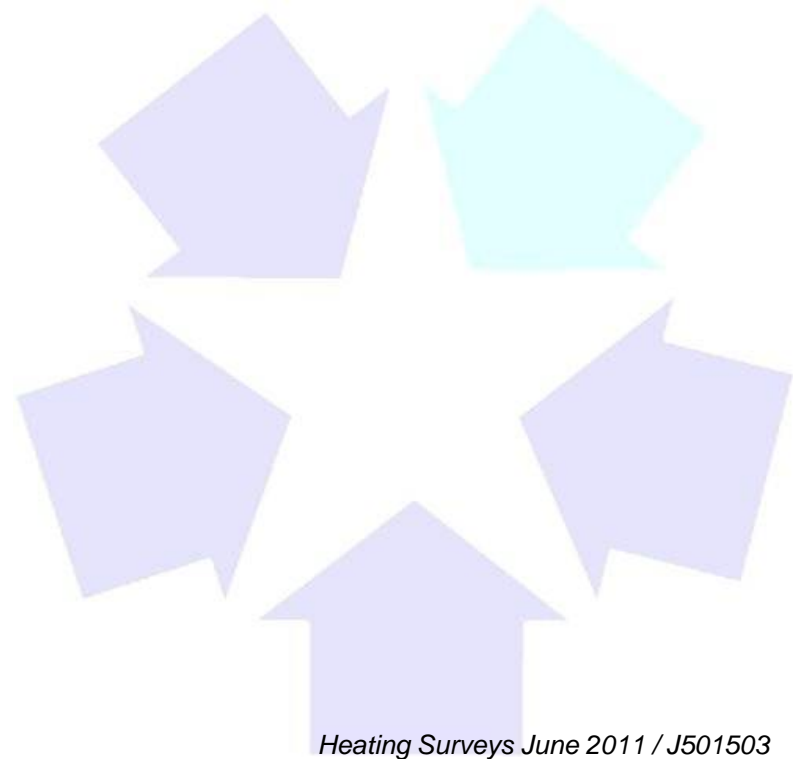
In a facility in which asbestos containing materials have been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the original survey should be treated with caution and sampled accordingly.

Certain materials contain asbestos to varying degrees. Some may be less densely contaminated at certain locations (Textured coatings for example). Although every effort will be made to gain access to all areas within the scope of the survey, if access cannot be made it is a requirement that a re-visit is arranged in order to complete inspection.

Save as otherwise provided in the Agreement, pursuant to which the appointment was made, AMS (North East) Ltd cannot:

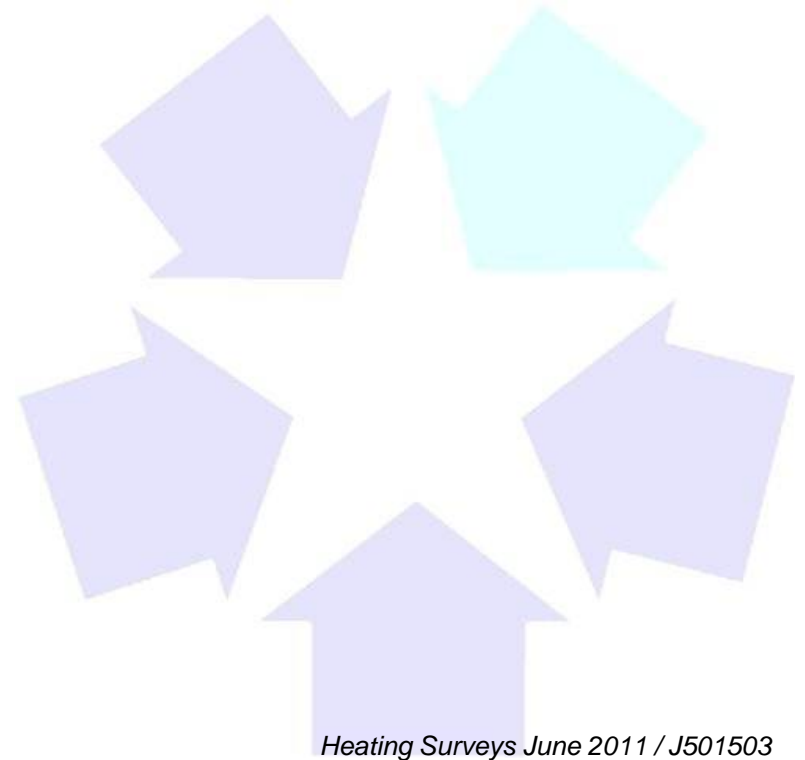
Be held responsible for any damage caused as part of this survey carried out on the Client's behalf. Owing to the nature and necessity of sampling for asbestos, some damage is avoidable, but effort has been made to limit it to that which is necessary for the taking of the sample.

Agreed exclusions as per items stated in section 8

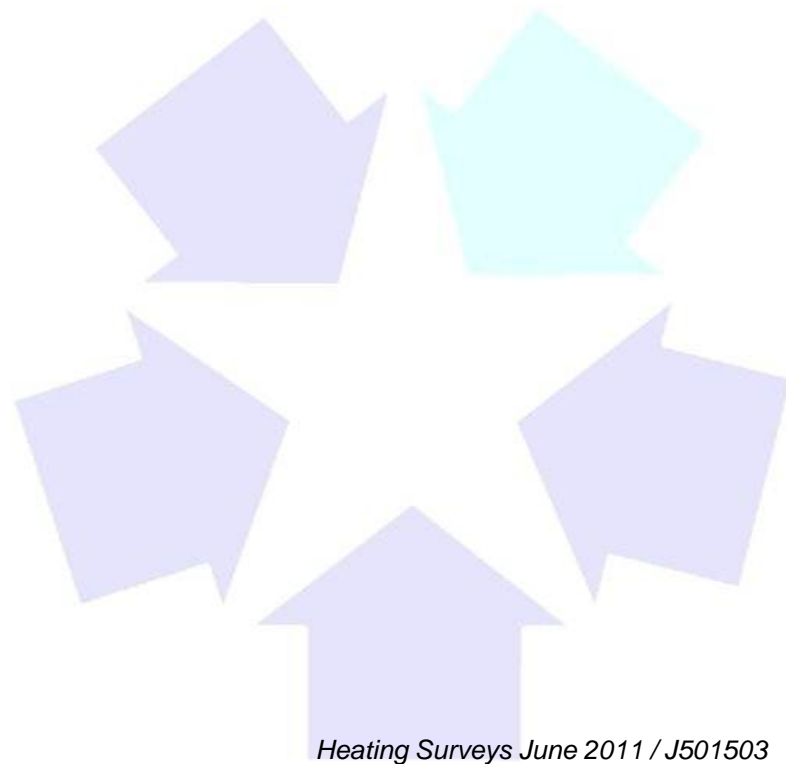


4. Survey Findings Register

Building	Floor / Room	Item / Product	Product Description	Level Of Identification	Sample Number	Extent	Product Type	Material Condition	Surface Treatment	Fibre Identification	Accessibility	Risk Level
45 Beverley Drive	Ground Floor / Room 1 (Lounge)	1	mmmf insulation in chimney flue	Identified	AX000247	1m ²	-	-	-	(0) No Asbestos Detected	-	-
45 Beverley Drive	Ground Floor / Room 1 (Lounge)	2	Insulating board to back boiler	Identified	AX000248	<1m ²	-	-	-	(0) No Asbestos Detected	-	-
45 Beverley Drive	Ground Floor / Room 1 (Lounge)	3	Textured coating to ceiling	Identified	AX000249	15m ²	-	-	-	(0) No Asbestos Detected	-	-
45 Beverley Drive	Ground Floor / Room 2 (Hall)	4	Vinyl floor tiles beneath laminate	Inaccessible (Presumed)	-	5m ²	-	-	-		-	-
45 Beverley Drive	Ground Floor / Room 3 (Bedroom 1)	5	accessed - no suspect materials found		-		-	-	-		-	-
45 Beverley Drive	Ground Floor / Room 4 (Bedroom 2)	6	Vinyl floor tiles beneath laminate	Inaccessible (Presumed)	-	9m ²	-	-	-		-	-



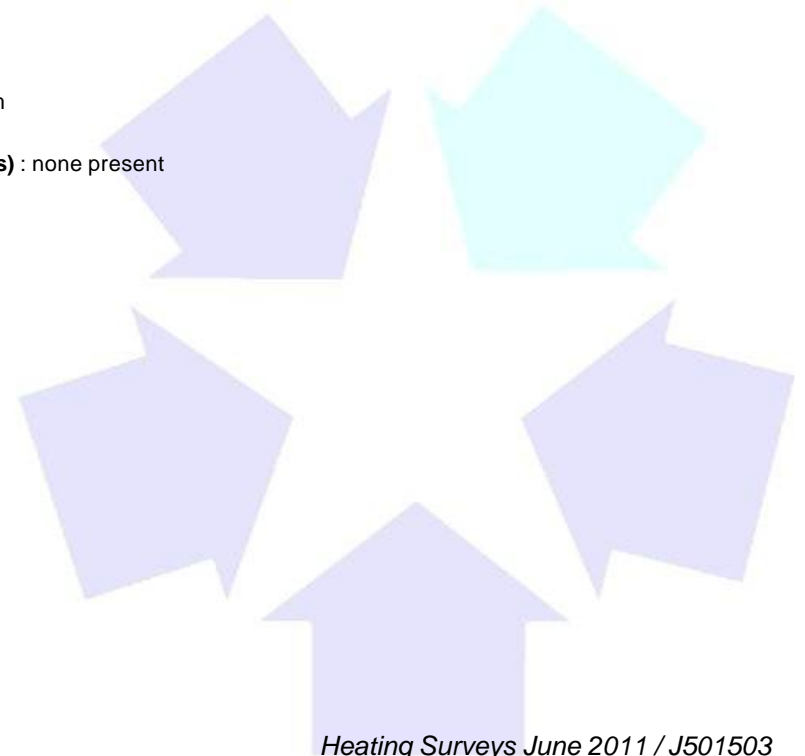
Building	Floor / Room	Item / Product	Product Description	Level Of Identification	Sample Number	Extent	Product Type	Material Condition	Surface Treatment	Fibre Identification	Accessibility	Risk Level
45 Beverley Drive	Ground Floor / Room 5 (Bathroom)	7	Vinyl floor tiles beneath sealed linoleum	Inaccessible (Presumed)	-	6m ²	-	-	-		-	-
45 Beverley Drive	Ground Floor / Room 6 (Kitchen)	8	Textured coating to ceiling (as sample AX000249)	Strongly Presumed	AX000249	6m ²	-	-	-	(0) No Asbestos Detected	-	-
45 Beverley Drive	Ground Floor / Room 6 (Kitchen)	9	Vinyl floor tiles beneath sealed linoleum	Inaccessible (Presumed)	-	6m ²	-	-	-		-	-
45 Beverley Drive	Ground Floor / Room 6 (Kitchen)	10	Gaskets to tank at bottom	Inaccessible (Presumed)	-	1m	-	-	-		-	-





5. Management Recommendations


Building Information


Description	2 bedroom ground floor flat
Age	N/A
Construction Type	concrete brick plasterboard plaster wood
External Notes	externals Downpipes : Plastic Undertile edging : Not Present Fascia boards : Not Present Guttering : Plastic Soffits : Wood Lining to flat roofs : Not Present Damp proof course : Not visible Roof tiles / slates : Modern
Internal Notes	Ground floor flat Predominant structure of walls throughout : Brick,Plaster Predominant structure of ceilings throughout : Concrete Predominant nature of floors throughout : Concrete,Laminate All carpets and covering accessed except those found in the following rooms : sealed laminate floors in lounge, hall, bedroom 2, fitted sealed linoleum to kitchen and bathroom, carpet accessed in bedroom 1 Bitumen pads under sink / drainer : modern Bath panel accessed : no All boxing accessed except those found in the following rooms : timber boxing in bathroom Models of boilers present (and room numbers) : Baxi 401 in lounge No storage heaters present / Models of night storage heaters present (and room numbers) : none present





	Sample	1 / AX000247	Product Type	-	Recommended Action No further action required.	
	Building	45 Beverley Drive	Damage / Deterioration	-		
	Location	Room 1 (Lounge)	Surface Treatment	-		
	Floor	Ground Floor	Accessibility	-		
	Product Description	mmmf insulation in chimney flue		Material Risk		-
	Fibre Identification	(0) No Asbestos Detected				
Room Information	laminated floor					


	Sample	2 / AX000248	Product Type	-	Recommended Action No further action required.	
	Building	45 Beverley Drive	Damage / Deterioration	-		
	Location	Room 1 (Lounge)	Surface Treatment	-		
	Floor	Ground Floor	Accessibility	-		
	Product Description	Insulating board to back boiler		Material Risk		-
	Fibre Identification	(0) No Asbestos Detected				
Room Information	laminated floor					


	Sample	3 / AX000249	Product Type	-	Recommended Action No further action required.
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 1 (Lounge)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Textured coating to ceiling	Material Risk	-	
	Fibre Identification	(0) No Asbestos Detected			
Room Information	laminated floor				


	Sample	4	Product Type	-	Recommended Action Further Inspection Required
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 2 (Hall)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Vinyl floor tiles beneath laminate	Material Risk	-	
	Fibre Identification				
Room Information					


	Sample	5	Product Type	-	Recommended Action No further action required.
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 3 (Bedroom 1)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	accessed - no suspect materials found	Material Risk	-	
	Fibre Identification				
Room Information	carpet lifted no tiles				

	Sample	6	Product Type	-	Recommended Action Further Inspection Required
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 4 (Bedroom 2)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Vinyl floor tiles beneath laminate	Material Risk	-	
	Fibre Identification				
Room Information	Laminate floor				

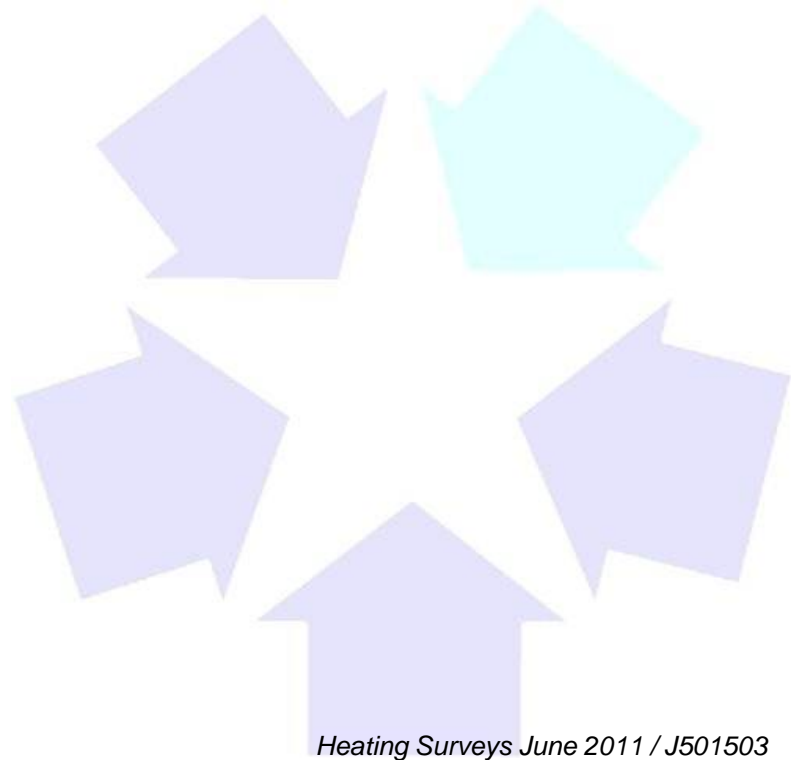
	Sample	7	Product Type	-	Recommended Action Further Inspection Required
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 5 (Bathroom)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Vinyl floor tiles beneath sealed linoleum	Material Risk	-	
	Fibre Identification				
Room Information	Timber bath panel and boxing behind cistern, modern plaster coating to ceiling				

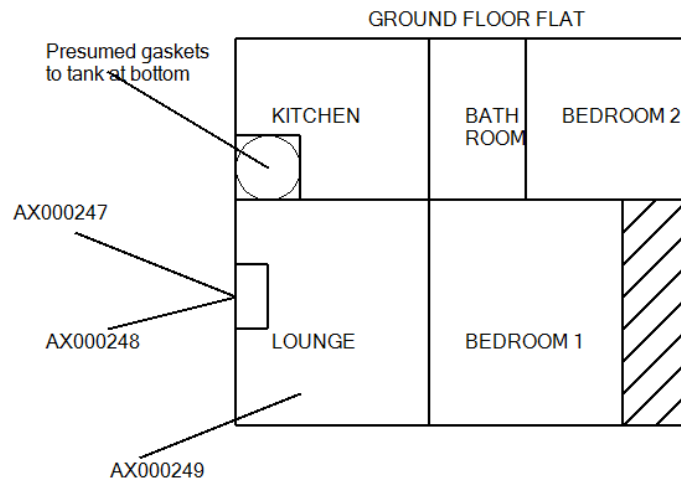
	Sample	8 / AX000249	Product Type	-	Recommended Action No further action required.
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 6 (Kitchen)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Textured coating to ceiling (as sample AX000249)	Material Risk	-	
	Fibre Identification	(0) No Asbestos Detected			
Room Information	sealed linoleum flooring, non suspect electrics, plastic tank to top of cupboard				

	Sample	9	Product Type	-	Recommended Action Further Inspection Required
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 6 (Kitchen)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Vinyl floor tiles beneath sealed linoleum	Material Risk	-	
	Fibre Identification				
Room Information	sealed linoleum flooring, non suspect electrics, plastic tank to top of cupboard				

	Sample	10	Product Type	-	Recommended Action Further Inspection Required
	Building	45 Beverley Drive	Damage / Deterioration	-	
	Location	Room 6 (Kitchen)	Surface Treatment	-	
	Floor	Ground Floor	Accessibility	-	
	Product Description	Gaskets to tank at bottom	Material Risk	-	
	Fibre Identification				
Room Information	sealed linoleum flooring, non suspect electrics, plastic tank to top of cupboard				

6. Asbestos Location Plan





Project Ref:
J501503

Address:
45 Beverley Drive, Bentilee,
Stoke on Trent, ST2 0JG

Client:
Epic Housing

Drawn By:
Matt Sergent

Drawn Date:
2 Jun 2011

Floor / Area:
Ground Floor

Key:

- Negative
- Positive
- No Access

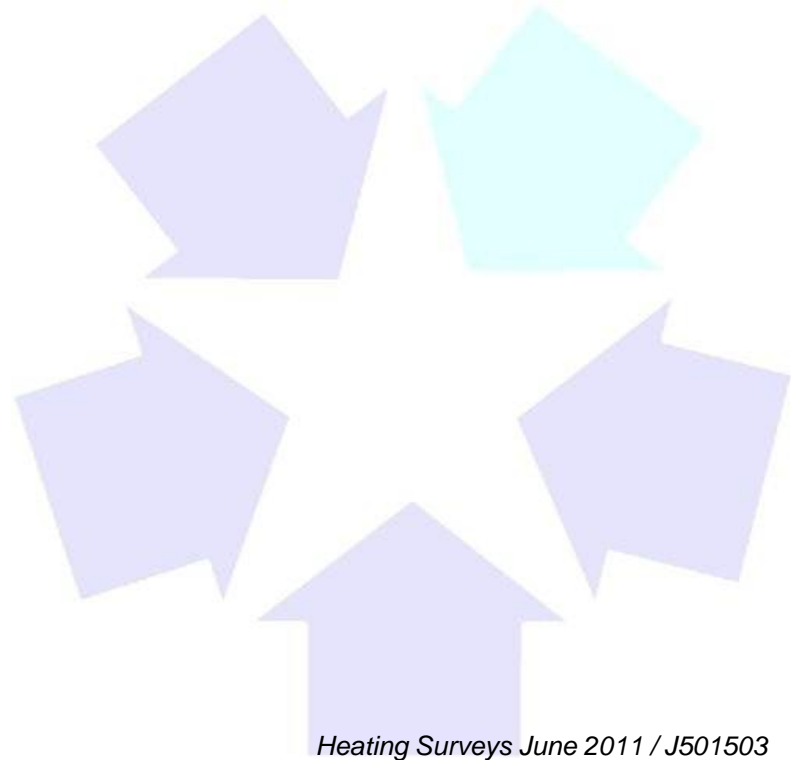
This plan does not show scale or extent and must be read in conjunction with accompanying report/database.

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7. Material Test Certificate





ASBESTOS FIBRE IDENTIFICATION

MATERIAL TEST CERTIFICATE

This certificate is for the attention of :	Epic Housing, 131 -141 Uubberley Road, Stoke On Trent, ST2 0EF
Test Report Number :	J501503
Sampling Building / Area :	45 Beverley Drive, Bentilee, Stoke on Trent, ST2 0JG
Test Material Sampled By :	Matt Sergent, AMS North East
Sampling Date :	2 Jun 2011
Analysis Date :	9 Jun 2011
Analyst :	Carrie Gibson
Analyst Signature :	
Approved Signatory :	Tony Murphy
Approved Signature :	
Approval Date :	10 Jun 2011

Analysis Method :	<p>In-house method SOP 03 - Bulk Analysis, in accordance with HSE publication HSG 248 Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.</p> <p>Note: The samples referred to in this report will be retained for six months unless requested otherwise.</p>
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AMS (North East) Ltd. can accept no liability for the way that the results of samples taken by third parties are interpreted or acted on, because they have had no involvement in where to take the sample, how to take it or the sample size. Where AMS has sampled the test material, this has been done in accordance with in-house procedure SOP 02 - Bulk Sampling and Surveying. Any opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

The results quoted in this report relate to:

1. Samples analysed in accordance with methods described above.
2. Samples analysed and not necessarily to the material from which the samples were taken.
3. The time during which sampling took place and to the conditions prevailing during that time.

AMS Ltd., 3 Enterprise Court, Crosland Park, Cramlington, Northumberland NE23 1LZ

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Sample No.	Building / Floor	Room	Description	Material Description	Asbestos Type
AX000247	45 Beverley Drive / Ground Floor	Lounge	mmmf insulation in chimney flue	Insulation	No Asbestos Detected
AX000248	45 Beverley Drive / Ground Floor	Lounge	Insulating board to back boiler	Insulating Board	No Asbestos Detected
AX000249	45 Beverley Drive / Ground Floor	Lounge	Textured coating to ceiling	Textured Coating	No Asbestos Detected



8. Client Correspondence or Addendum

Scope of works as per Epic Housing's program specification

