

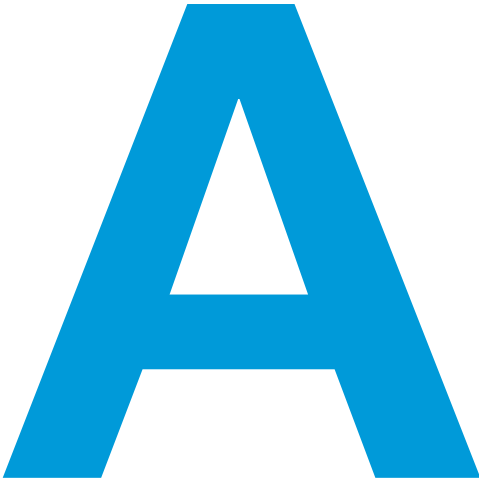
# Appendix

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Name	Appendix No.
Ready to Dig Searches and Responses	A
Arboricultural	B
Topographical Survey	C
Decontamination Survey	D
Habitat & Bat Survey	E
Asbestos	F

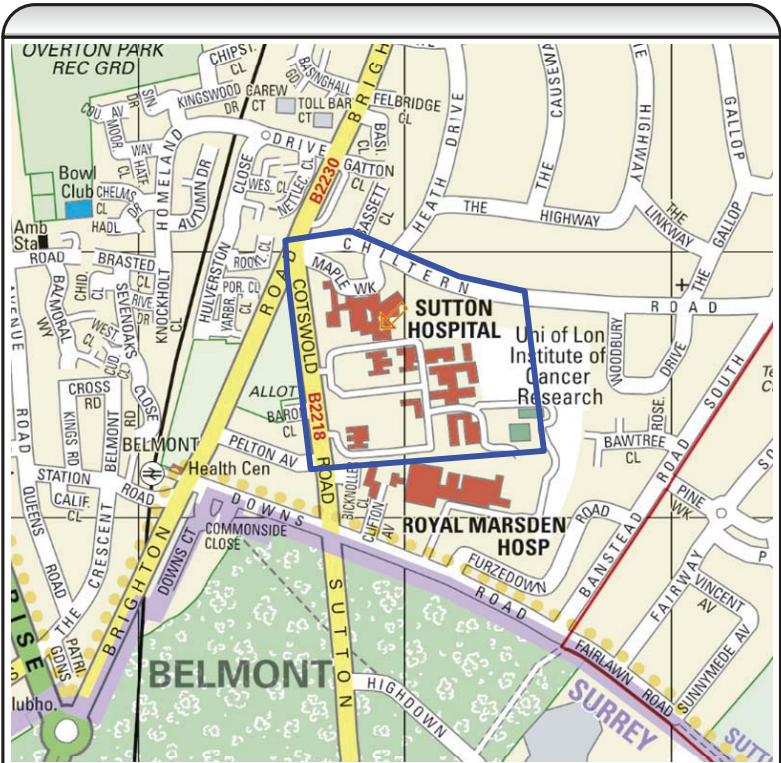
Appendix

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Checked  
by

SCH



Please ensure that search data covers the  
**COMPLETE AREA** within the boundary lines  
on this map. (marked by: — )

Atkins Telecom will not be held responsible for any  
incident or accident arising from the use of the information  
associated with this particular Statutory Search. The  
details provided are given in good faith, but no liability  
whatsoever can be accepted in respect thereof.

REFERENCE: 34638/PS

ROUTE: Cotswold Road, Sutton

OSGR: 525954,162355

POSTCODE: SM2 5NF

**Ready to Dig – Utility Search Service**

Customer: Maria-Ilena Barcellona  
Company: ATKINS  
Order Number: 34638  
Site Name: Cotswold Road, Sutton  
Date of Order: 19/11/2014  
Date of Issue: 03/12/2014

Thank you for using our Ready to Dig Utility Search Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on as per our standard terms and conditions. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the date of the order and the date of issue.

If you want to discuss your report further with us please contact our team on 01454 663222 or [stat.enquiries@atkinsglobal.com](mailto:stat.enquiries@atkinsglobal.com).

We also offer a range of additional utility services, including an Overview Map which collates all the affected utilities on one plan. Our Utility Management Solutions team can also assist with diversionary works, new connections and utility feasibility reports. For more information, contact our account managers on 01454 662747 or [UMS@atkinsglobal.com](mailto:UMS@atkinsglobal.com).



ATKINS

Request Status Report V4 34638

Cotswold Road, Sutton  
OSGR: 525954,162355  
Date Requested: 19-Nov-2014  
SM2 5NF  
Client Reference:  
New School Feasibility Study

**Affected Utilities** We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Late Response Issue Date	Notes
British Telecommunications plc	Telecom	03 Dec 14		
Environment Agency	Other		11 Dec 14	See response.
ESP Utilities Group	Pipeline	03 Dec 14		
LinesearchbeforeUdig	Pipeline	03 Dec 14		ESP Utilities Group - affected. See separate response.
London Underground, AP Power Maintenance	Rail	03 Dec 14		See response.
Southern Gas Networks (Scotia)	Gas	03 Dec 14		
Sutton and East Surrey Water Plc	Water	03 Dec 14		
Thames Water Utilities Ltd	Water and / or Sewer	03 Dec 14		Sewer only.
Transport For London	Other	03 Dec 14		
UK Power Networks	Electric	03 Dec 14		Paper plans sent in post.
Virgin Media	Telecom	03 Dec 14		

**No response received** We are still awaiting a full response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
London Borough of Sutton	Council			

Request Status Report V4 34638

**Not affected utilities** We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
Arqiva (Formerly Spectrum Interactive)	Telecom	03 Dec 14		
BskyB (Easynet)	Telecom	03 Dec 14		
C.A. Telecom UK Ltd - [COLT]	Telecom	03 Dec 14		
CityFibre Holdings Ltd	Telecom	03 Dec 14		
Energetics	Electric, Gas & Water	03 Dec 14		
GTC [includes Envoy]	Electric, Water, Fibre, Gas, Pipeline	03 Dec 14		
Instalcom Ltd	Telecom	03 Dec 14		
Interoute (Ringway/Beach/51 degrees/Piancast)	Telecom	03 Dec 14		
KCOM Group PLC	Telecom	03 Dec 14		
London Tramlink	Other	03 Dec 14		
London Underground Ltd	Other	03 Dec 14		
McNicholas [KPN Networks]	Telecom		12 Jan 15	
McNicholas [TATA Networks]	Telecom		12 Jan 15	
Network Rail	Rail	03 Dec 14		
SSE	Electric, Gas & Telecom	03 Dec 14		Website used.
Telent on behalf of Teliasonera	Telecom		29 Dec 14	
TrafficMaster Plc	Other	03 Dec 14		Website used.
Verizon Business	Telecom	03 Dec 14		
Vodafone Limited	Telecom	03 Dec 14		

Checked and Validated By Nicholas Westcott

Date 03 December 2014

*N Westcott*

Our standard service does not include a search of Mobile Broadband Network Ltd (MBNL) plant which is managed by Ericsson Ltd. Ericsson Ltd has been instructed by MBNL to conduct Plant (apparatus) searches on their behalf which includes the H3G UK Ltd and EE Limited (incl. T-Mobile and Orange sites) Network services, these searches were formerly undertaken by May Gurney. EE Ltd does not install either power or telecommunications cables within the highway; instead, the underground cables serving their sites will belong to and will be recorded by the relevant supplier namely BT or Virgin Media for communications cables and the regional electricity supplier for power. All such underground cables from third party suppliers, will terminate within equipment cabins owned by EE Ltd. These utilities will always be searched as part of this report. Ericsson Ltd believe that there is no real term risk of cable strike as EE Ltd does not own power or communications cables deployed within the highway, save for the small link between an equipment cabin and the adjoining lamp post or similar installation housing the antenna and or dish installations and state that any such installations are clearly visible. If you would like an additional search of MBNL please contact us on [stat.enquiries@atkinsglobal.com](mailto:stat.enquiries@atkinsglobal.com).



## Responses - Affected



**telent**  
Crompton Close  
Basildon  
Essex  
SS14 3BA  
United Kingdom

Telephone: +44 (0)800 526 015  
Facsimile: +44 (0)1268 507 569

[www.telent.com](http://www.telent.com)

Date 22/12/2014  
Our Ref LPENQ0000063915

Dear Sir/Madam

### Teliasonera Line Plant Enquiry.

Thank you for your correspondence enclosing details of your proposals as per your reference below:

### 34638/PS – Cotswold Road, Sutton

Our client's apparatus, Teliasonera, is not located within the vicinity of the above reference and we therefore have no further interest in this current location.

Please note that all enquiries relating to the Teliasonera line plant should be forwarded to:

By post – to, telent,  
Teliasonera line plant enquiries,  
Crompton Close,  
Basildon,  
Essex  
SS14 3BA

By email - to, [telenttelia.plantenquiries@telent.com](mailto:telenttelia.plantenquiries@telent.com)

By phone – to, 0800 526 015

Yours faithfully

Telent CCO

Basildon

### Brain, Jessica

**From:** KSL Enquiries <KSLE@environment-agency.gov.uk>  
**Sent:** 03 December 2014 13:13  
**To:** Statutory Enquiries; Shivaramu, Pavithra  
**Subject:** KSL141203/TM09 RE: 141124/DP05 Cotswold Road, Sutton, SM2 5NF  
**Attachments:** Standard\_Notice 2012.pdf

Dear Pavithra

Thank you for your recent consultation regarding the site at 141124/DP05 Cotswold Road, Sutton SM2 5NF .

Although the Environment Agency is classed as a statutory undertaker for certain purposes we do not generally have plant equipment or pipelines situated in the public highway. Our consent as a regulator may be required if you are intending to carry out work within 8 metres of a Main River as defined in the Water Resources Act 1991 or within 16 metres of the Tidal Thames.

This reply has been drafted without conducting a specific search of our records. If you have reason to think that your proposal will affect land or equipment which we own please resubmit your enquiry making this clear.

I hope that we have correctly interpreted your request. Please see the attached Notice for details of permitted use.

I trust the attached information is of use for your current requirements. If you require any further assistance please do not hesitate to get in touch.

If you have any further queries or if you'd like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months and we will happily do this for you.

We would be grateful if you could provide us with feedback about our service.

Yours sincerely

Tatenda Mutsvairo  
**Customer and Engagement Officer**

Direct dial 01732 223202  
Direct fax 01732 223289  
E-mail [KSLEnquiries@environment-agency.gov.uk](mailto:KSLEnquiries@environment-agency.gov.uk)

## ARE YOU PREPARED?



**From:** Shivaramu, Pavithra [<mailto:Pavithra.Shivaramu@atkinsglobal.com>] **On Behalf Of** Statutory Enquiries  
**Sent:** 24 November 2014 08:43

# Responses -Affected

89\_07\_SD02, Version 6

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- acknowledge the source of the Information by including the following attribution statement:  
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- ensure that you do not mislead others or misrepresent the Information or its source or use the Information in a way that is detrimental to the environment, including the risk of reduced future enhancement
- ensure that your use of the Information does not breach the Data Protection Act 1998 or the Privacy and Electronic Communications (EC Directive) Regulations 2003

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- offering a product or service containing the Information, or any adaptation of it, for a charge, or
- internal use for any purpose, or offering a product or service based on the Information for indirect commercial advantage, by an organisation that is primarily engaged in trade, commerce or a profession.

## Smart, Craig

**From:** Shivaramu, Pavithra on behalf of Statutory Enquiries  
**Sent:** 06 January 2015 06:06  
**To:** Telecoms Landmark Searches  
**Cc:** Elliott, Chrissy  
**Subject:** LM 34639/34633/34645/34644/34643/34642/34641/34635/34637 FW: PLANT ENQUIRY RESPONSES - NOT AFFECTED - KPN & TATA

**Categories:** CS dealing with

**From:** Sandra Lakin [mailto:Sandra.Lakin@mcnicholas.co.uk]  
**Sent:** 05 January 2015 21:21  
**To:** Statutory Enquiries  
**Subject:** LM 34639/34633/34645/34644/34643/34642/34641/34635/34637 FW: PLANT ENQUIRY RESPONSES - NOT AFFECTED - KPN & TATA

The locations below are NOT AFFECTED by KPN & TATA apparatus.

34640/PS	Atkins Global	Applecross St G22 5LZ
LM 34639/NR	Atkins Global	M56 J14 WA6 0HA
LM 34633/NR	Atkins Global	Whitecraigs KY13 9JN
LM 34645/PS	Atkins Global	Caxton St SW1H 0QW
LM 34644/NR	Atkins Global	Tent St E1 5DD
LM 34643/NR	Atkins Global	Grosvenor Rd W1K 6AH
LM 34642/PS	Atkins Global	Highams Lane GU20 6HZ
LM 34641/NR	Atkins Global	Hogsons Lane LS25 6LE
34638/PS	Atkins Global	Cotswold Rd SM2 5NF
34634/RCN	Atkins Global	Holland Rd PL7 5DA/PL7 5AW/PL7 5EY
LM 34635/NR	Atkins Global	Field Lane WF5 9DX
34636/NR	Atkins Global	Roman Way DN17 2FD
LM 34637/NR	Atkins Global	Sheepscar Grove LS7 1AH

Please quote these references on any correspondence.

#### Please note:

McNicholas, on behalf of our client, accept no liability for claims arising from inaccuracies, omissions or errors contained within your plant enquiry request.

If you require further information please do not hesitate to contact us.

Kind Regards,



**McNicholas Plant Enquiry Team**

# Responses -Affected

Telephone – 0330 055 8466/8469  
Facsimile – 01923 802704

Website - [www.mcnicolas.co.uk](http://www.mcnicolas.co.uk)

**Our team. Your solution.**

\*\*\*\*\*

McNicholas Construction Services Ltd. Registered in England No. 1510892. Our registered office is at Lismirane Ind Park, Elstree Road, Elstree, WD6 3EA

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Transport for London  
**London Underground**

Our Ref: PU48770  
Your Ref: 34638/PS  
Date: 24 November 2014

Name: ATKINS

Address:  
ATKINS  
500 PARK AVENUE  
BRISTOL



**London Underground**  
Asset Performance Power  
Units 7 & 8, Station Road  
Drawing Office  
Tufnell park  
London  
N19 5UW  
0203 054 8418

Dear Sir/Madam

**Subject** Cotswold Road, Sutton

We acknowledge receipt of your Letter / New Roads & Street Works Act Enquiry,

Dated 24-Nov-14

We have no H.V. cables or cable duct routes in the area in question. However, it is possible that, there may be other cables buried in this area, belonging to a third party, for which we unfortunately have no information or drawing records.

Yours sincerely

On behalf of Mr D Beavan, H.V. Cables Manager

Name: Anis Naili

Title: NRSWA co-ordinator

Email: [LULHVpowerassets@tfl.gov.uk](mailto:LULHVpowerassets@tfl.gov.uk)

London Underground Limited  
trading as London Underground  
whose registered office is  
55 Broadway  
London SW1H 0BD

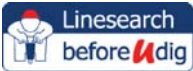
Registered in England and Wales  
Company number 1900907

London Underground Limited is  
a company controlled by a local  
authority within the meaning of  
Part V Local Government and  
Housing Act 1989. The controlling  
authority is Transport for London.



**MAYOR OF LONDON**

# Responses -Affected



## Enquiry Confirmation

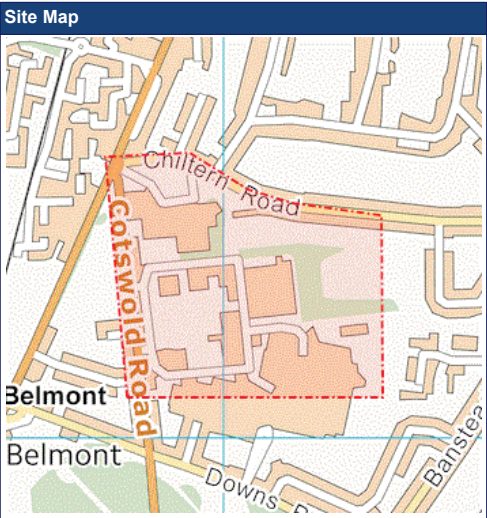
LSBUD Ref: 3024370

Date of enquiry: 24/11/2014  
Time of enquiry: 08:19

Enquirer			
Name	Miss Chrissy Elliott	Phone	01454662397
Company	Atkins	Mobile	Not Supplied
		Fax	Not Supplied
Address	The Hub 500 Park Avenue, Aztec West, Patchway Almondsbury Bristol BS32 4RZ		
Email	atkinsstatutory.enquiries@atkinsglobal.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the Asset Owners need to contact you. Where Asset Owners charge for plans they have been requested to send you a quote before proceeding.		

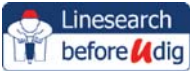
Enquiry Details			
Scheme/Reference	34638/PS		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	01/12/2014	Work type	Single excavation site
End date	28/02/2015	Site size	192474 metres square
Searched location	XY= 525954, 162355 Easting/Northing	Work type buffer*	25 metres
Confirmed location	526050 162244		

\* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen



V3.3.1

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## Enquiry Confirmation

LSBUD Ref: 3024370

Date of enquiry: 24/11/2014  
Time of enquiry: 08:19

## Asset Owners

Subject always to our standard terms and conditions, this enquiry result is valid for 28 days only from the date of enquiry and is based on the confirmed information you entered. If the location of the work changes then a further enquiry must be made. Should the work not be undertaken within 28 days of the enquiry then a further enquiry must be made.

Where applicable listed below are those registered Asset Owners who have been notified, those to whom you need to send further information and those who have no apparatus within your search area. In addition your response will include other non-registered Asset Owners contact details who have NOT been notified, which may be of interest to you.

Please be aware that the lists below are not exhaustive and that not all Asset Owners are registered with this service. In particular please note that the LineasearchbeforeUdig system only contains information on National Grid's Gas above 2 bar asset and all National Grid Electricity Transmission asset. For National Grid Gas below 2 bar asset information please go to [www.beforeryoudig.nationalgrid.com](http://www.beforeryoudig.nationalgrid.com)

If you are required to email additional info please note that we need the following:  
Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.

Asset Owners who DO have assets near your proposed work site.

In the Zone of Interest			
Asset Owner	Phone/Email	Emergency Only	Status
ESP Utilities Group	01372227560	01372227560	Notified

LineasearchbeforeUdig Asset Owners who DO NOT have assets in the immediate vicinity of your proposed work site.

Not in the Zone of Interest		
AWE Pipeline	Gamma	Phillips 66
BOC Limited (A Member of the Linde Group)	Government Pipelines & Storage System	Premier Transmission Ltd (SNIP)
BP Midstream Pipelines	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
BPA	HV Cables	SABIC UK Petrochemicals
Centrica Energy	IGas Energy	Scottish Power Generation
Centrica Storage Ltd	Ineos Enterprises Limited	Seabank Power Ltd
ConocoPhillips (UK) Ltd	INEOS Manufacturing (Scotland and TSEP)	Shell Pipelines
Coryton Energy Co Ltd (Gas Pipeline)	Lark Energy	Spiecapag UK Limited (Carrington)
CSP Fibre c/o Centara	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
EirGrid	Manchester Jetline Limited	Transmission Capital
Electricity North West Limited	Marchwood Power Ltd (Gas Pipeline)	Western Power Distribution
E-on UK Plc (Gas Pipelines Only)	National Grid Gas (above2 bar) and National Grid Electricity Transmission	Wingas Storage UK Ltd
ESSAR	NPower CHP Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd
Esso Petroleum Company Limited	Oikos Storage Limited	
FibreSpeed Limited	Perenco UK Limited (Purbeck Southampton Pipeline)	

## Responses -Affected

### Sahu, Anima

**From:** espipelines@digsafe.co.uk  
**Sent:** Monday, November 24, 2014 1:56 PM  
**To:** Statutory Enquiries  
**Subject:** ESP Utilities Group Plant Affected Notice LSBUD Ref. 3024370 Email 2 of 2  
**Attachments:** 9004922-PDF11.PDF; 9004922-PDF12.PDF; 9004922-PDF13.PDF; 9004922-PDF14.PDF; Guidelines when working in vicinity of gas apparatus up to 7barg MOP rev April 14.pdf

24/11/2014

LinesearchbeforeUdig Ref: 3024370  
Your Ref: 34638/PS

Dear Sir/Madam,

Further to your enquiry received on 24/11/2014 08:23:07 AM please find attached the ESP Utilities Group (ESP) response to your enquiry.

If your proposed work site was found to be in the vicinity of ESP plant, project drawing as laid extracts for these sites are enclosed (not to scale) for your information which show the approximate location of the ESP gas network close to the area of interest.

As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas network.

Arrangements can be set in place so that one of our representatives can meet on site (date to be agreed) and we will be happy to discuss the impact of your proposals on the gas network once we have received the details.

ESP are continually constructing new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your linesearchbeforeUdig enquiry.

The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from <http://get.adobe.com/reader>

Yours sincerely,

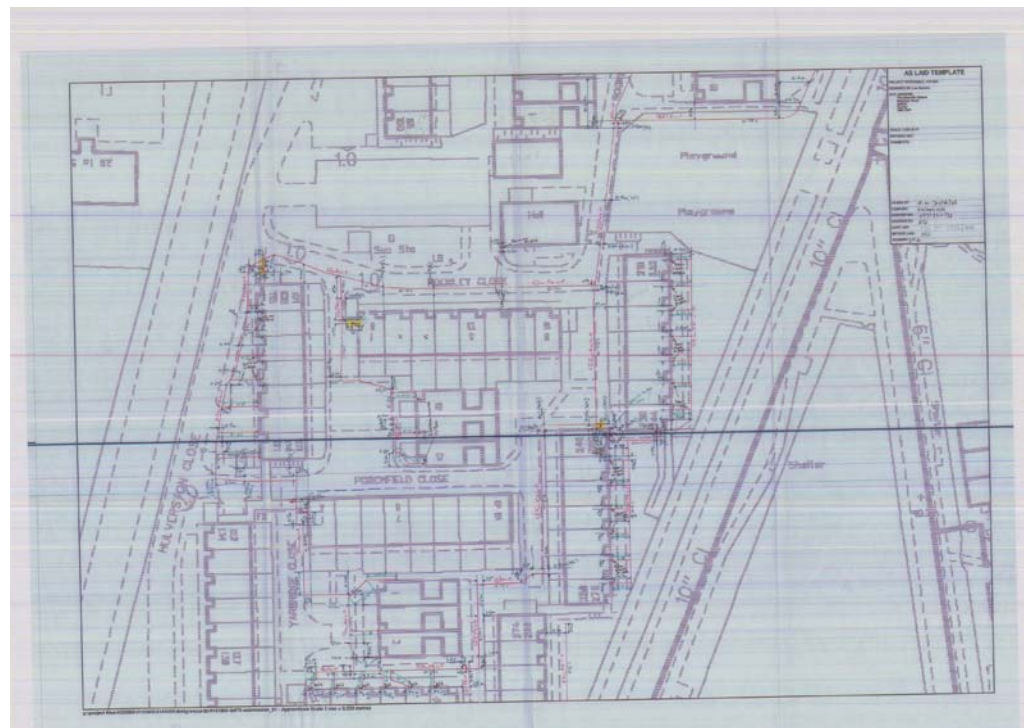
ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

Office Address: Hazeldean, Station Road, Leatherhead, Surrey, KT22 7AA

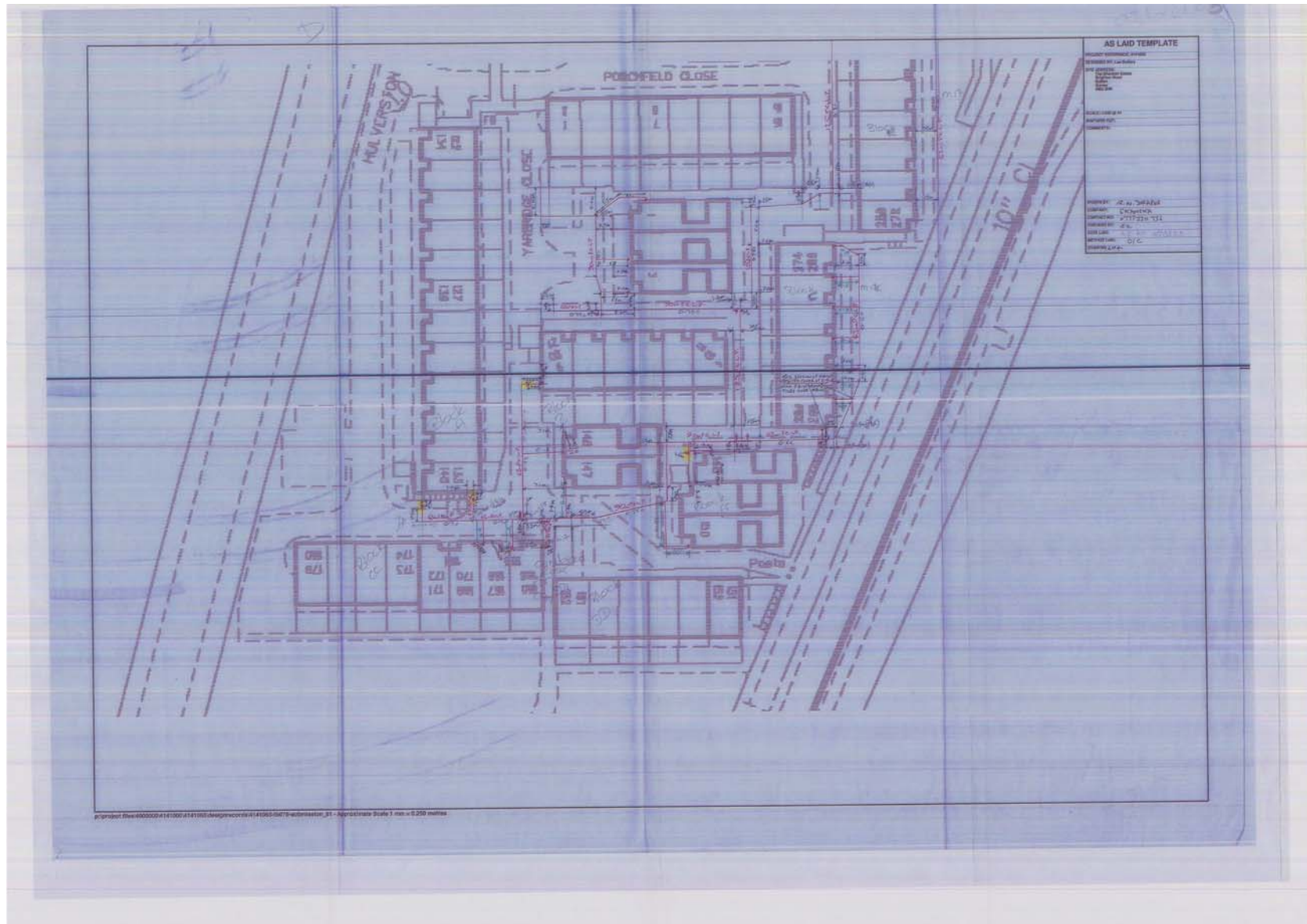
Office Tel: 01372 227560; Fax: 01372 377996; email: [info@espipelines.com](mailto:info@espipelines.com)

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

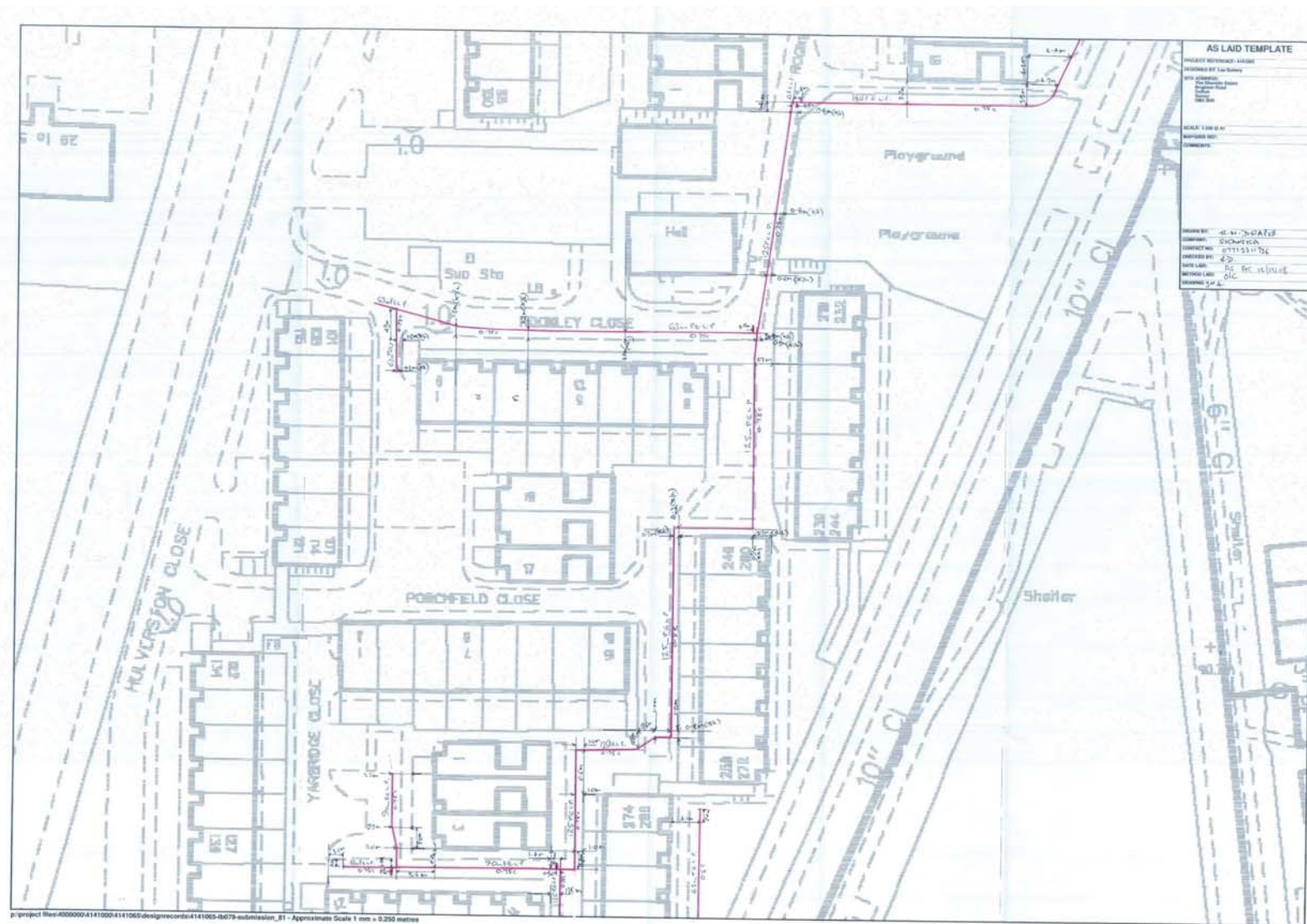




## Responses -Affected



## Responses -Affected





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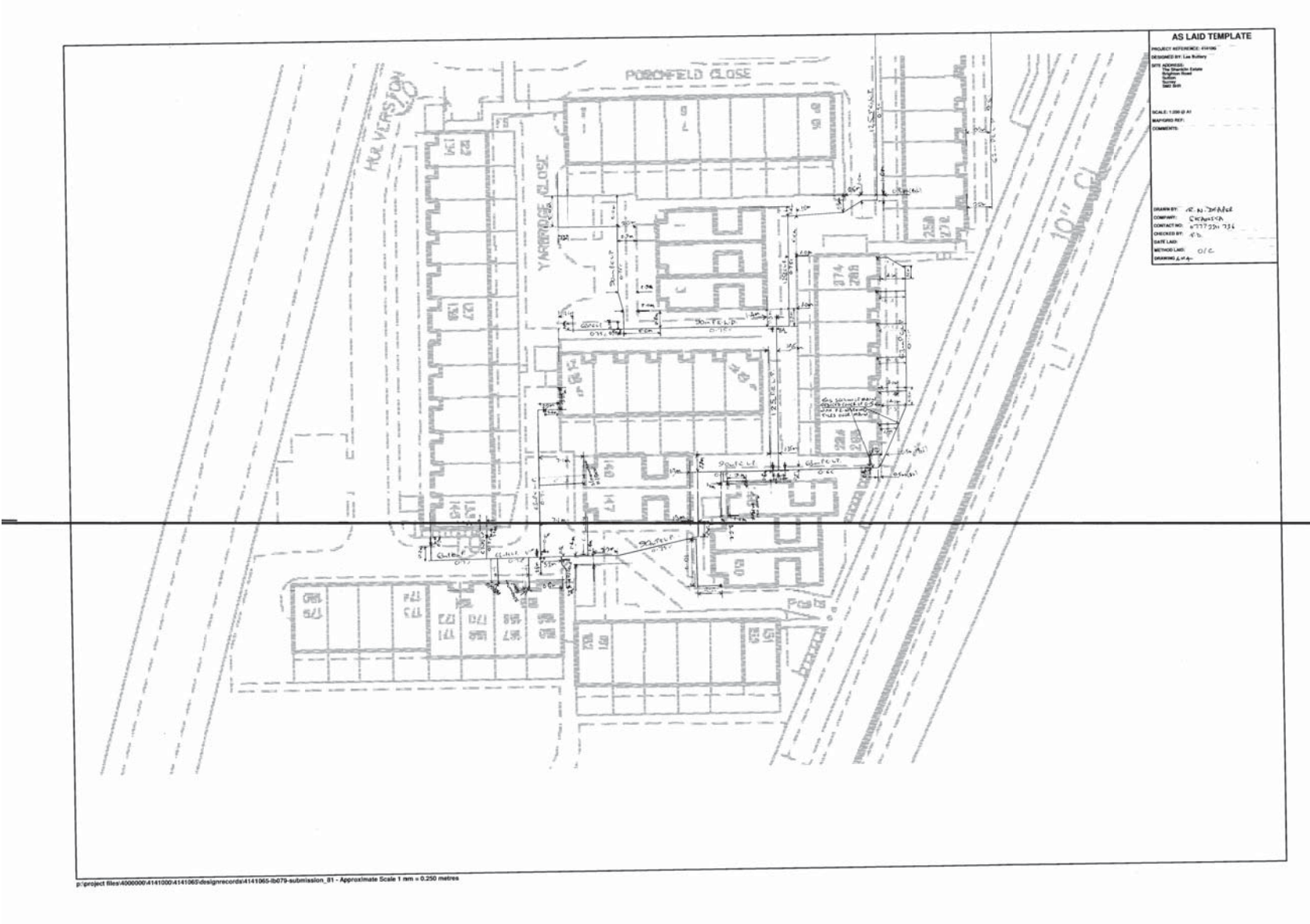


[illegible]

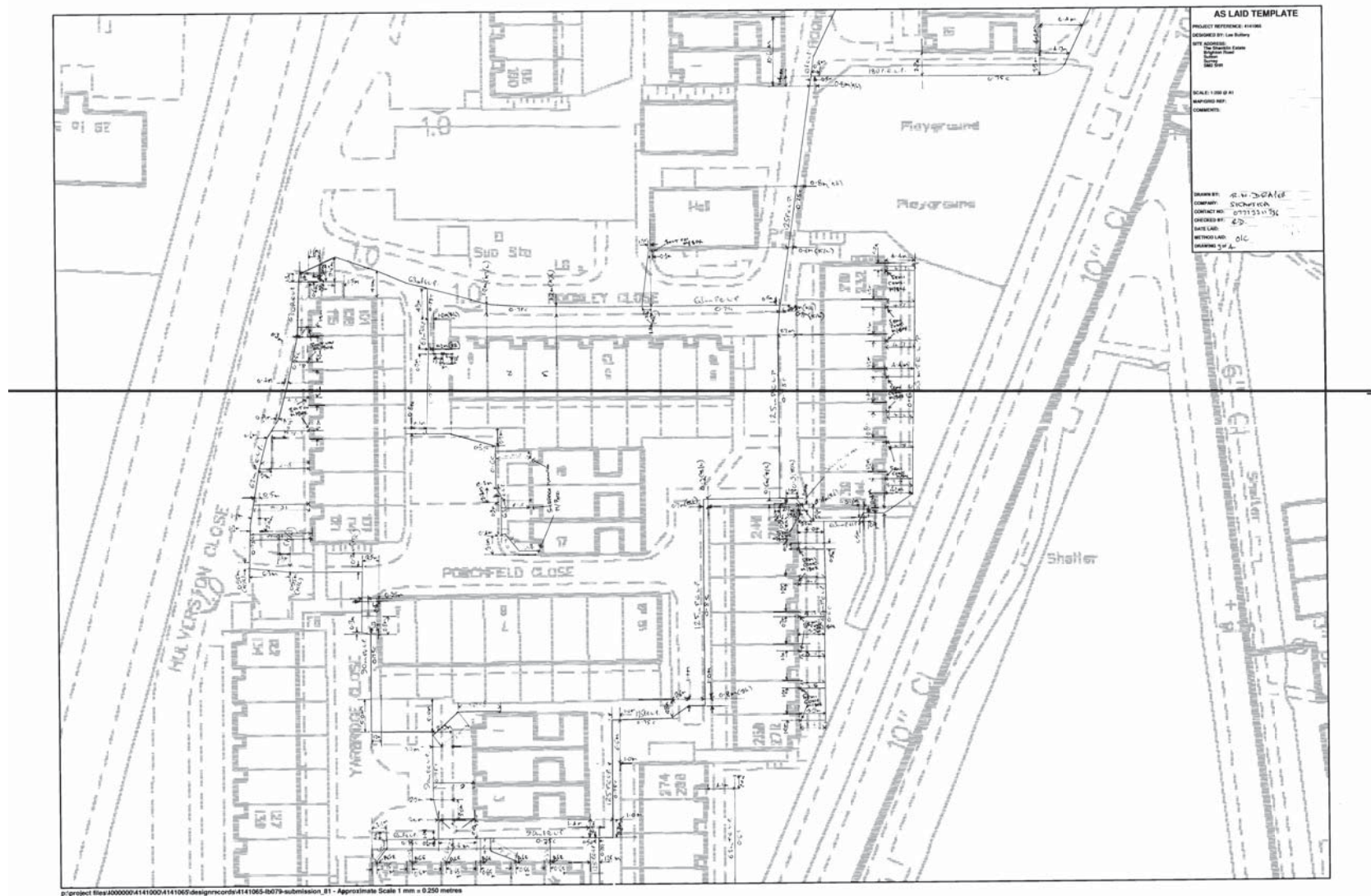




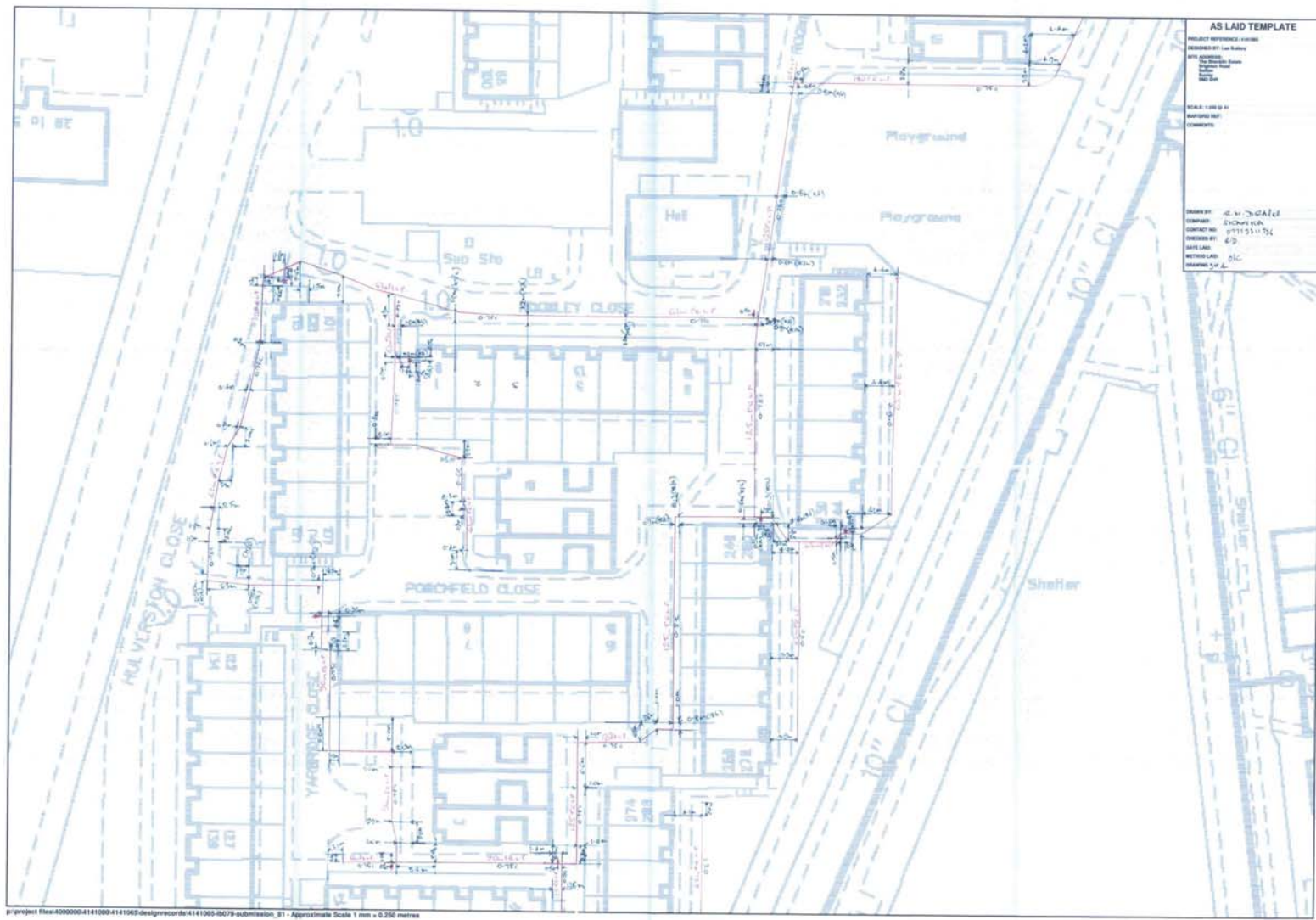
Responses -Affected



## Responses -Affected

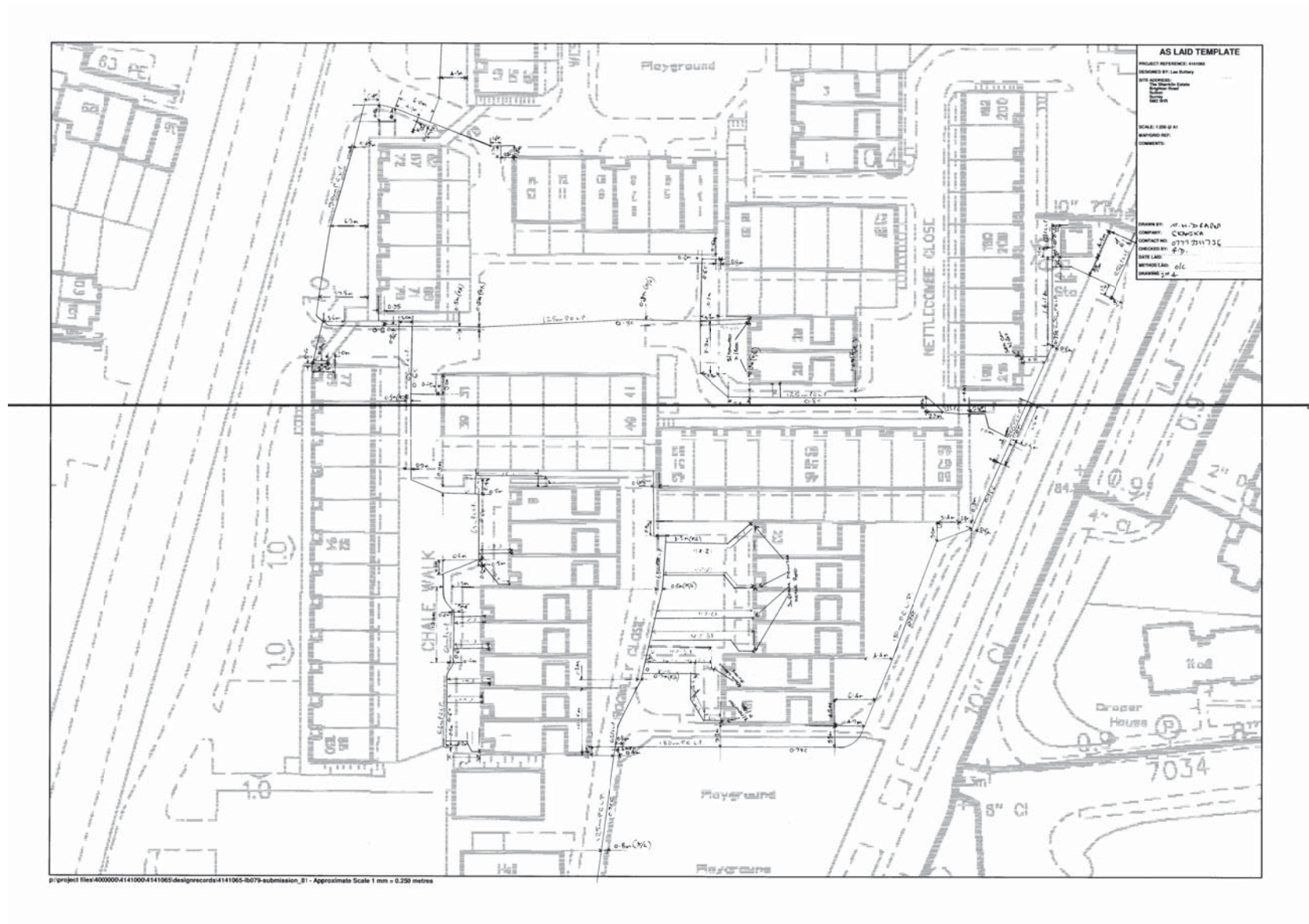


Responses -Affected

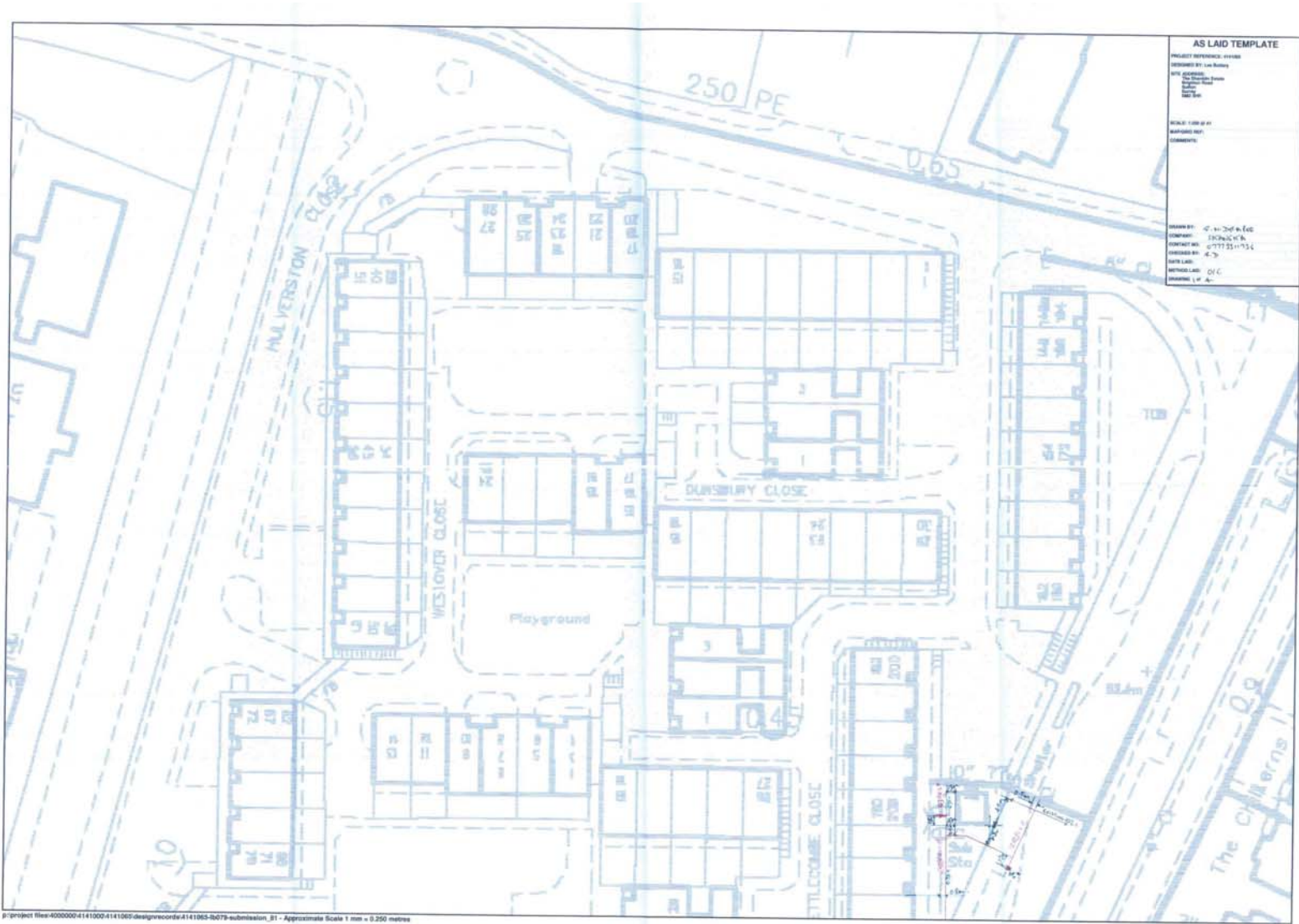




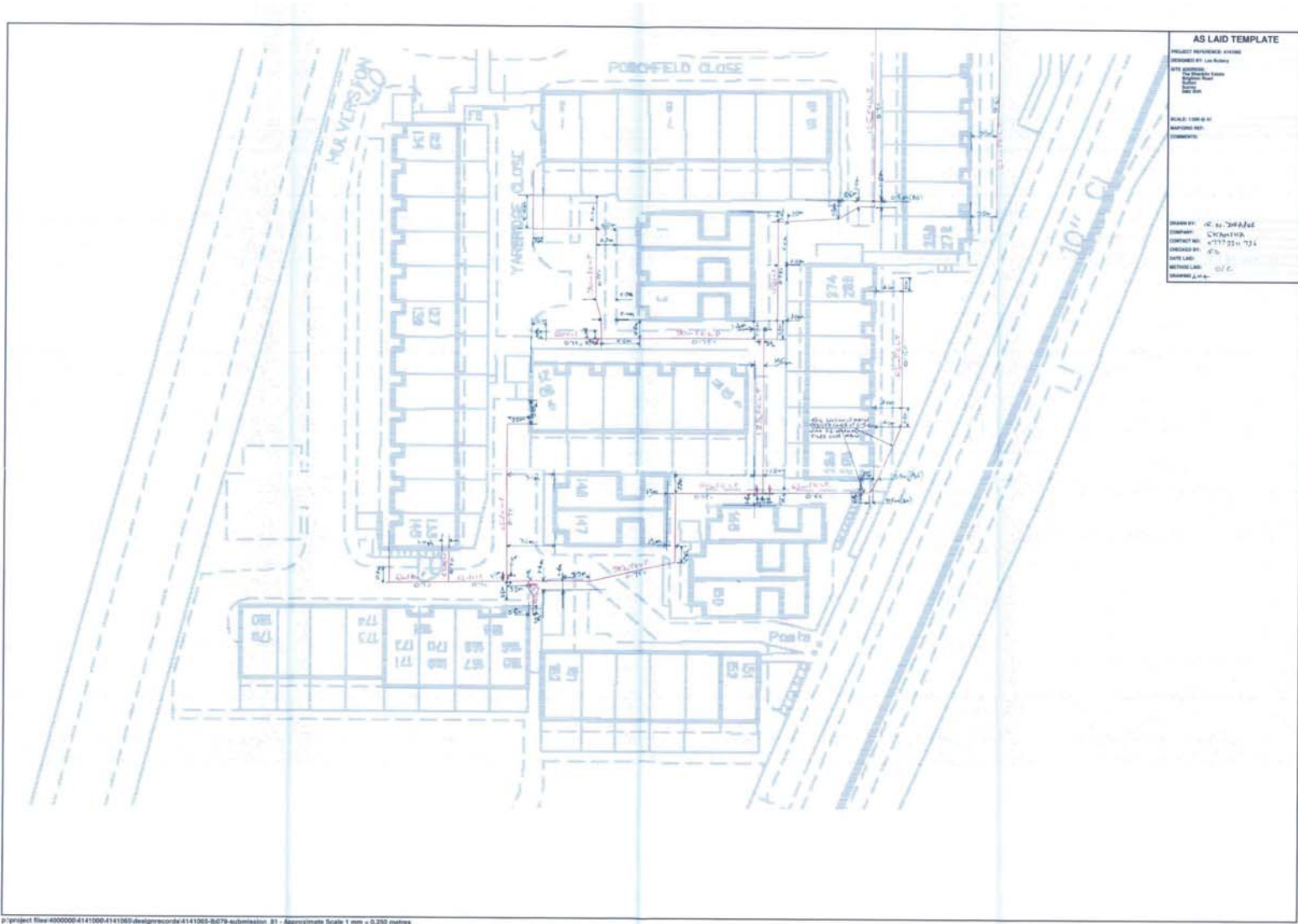
## Responses -Affected



Responses -Affected

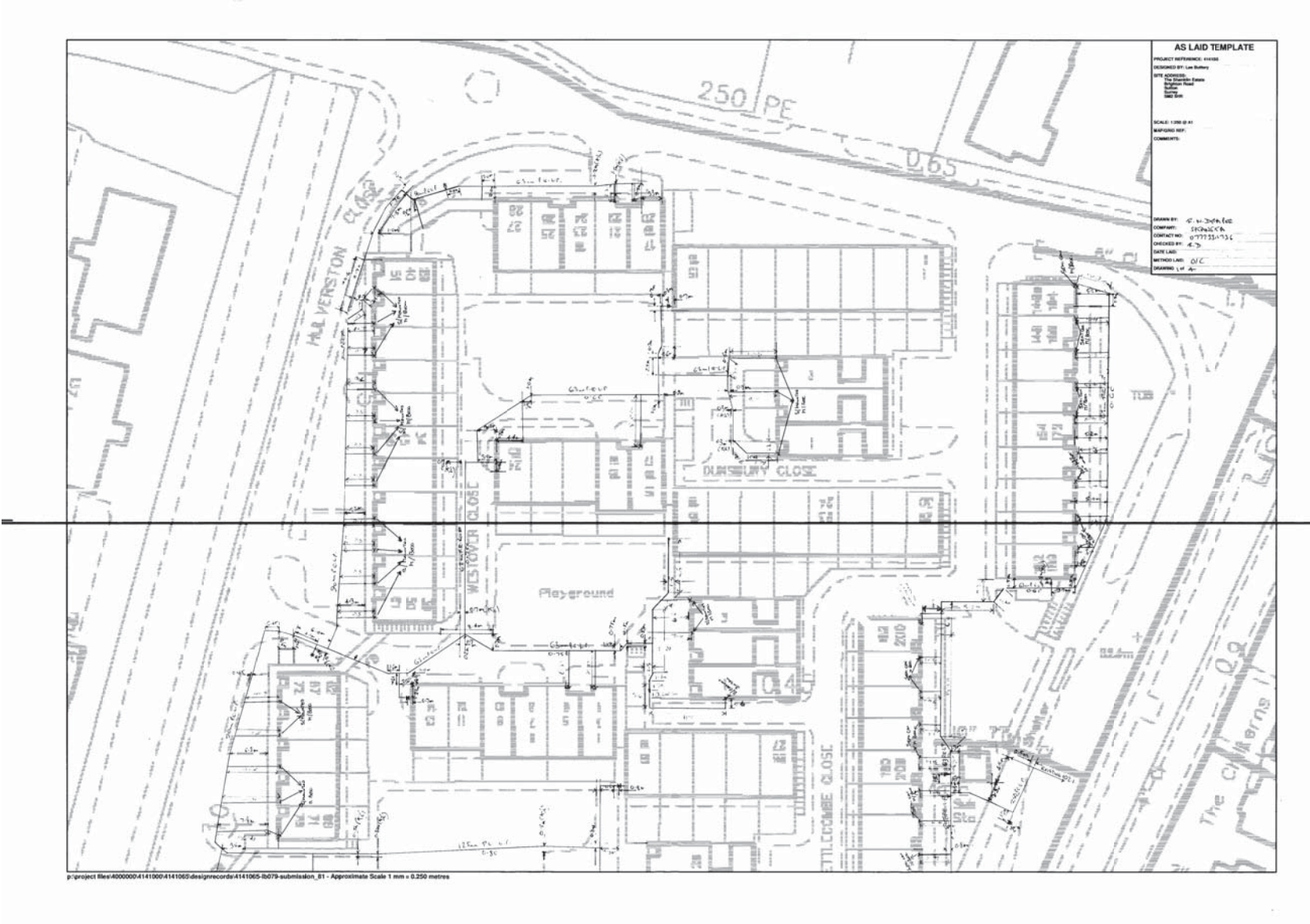


Responses -Affected





Responses -Affected



## Responses -Affected

### ESP Utilities Group Limited GUIDANCE NOTE - ESP/HSG47



#### PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

#### ADVICE TO SITE PERSONNEL

##### MANAGEMENT NOTE

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

##### Introduction

Damage to ESP Utilities Group's plant can result in uncontrolled gas escapes which may be dangerous. In addition these occurrences can cause expense, disruption of work and inconvenience to the public.

Various materials are used for gas mains and services. Cast Iron, Ductile Iron, Steel and Plastic pipes are the most widely found. Modern Plastic pipes are either bright yellow or orange in colour.

Cast Iron and Ductile Iron water pipes are very similar in appearance to Cast Iron and Ductile Iron gas pipes and if any Cast Iron or Ductile Iron pipe is uncovered, it should be treated as a gas pipe. ESP Utilities Group do not own any metallic gas pipes but their gas network infrastructures may be connected to Cast Iron, Ductile Iron or Steel pipes owned by Transco.

The following general precautions apply to Intermediate Pressure (2-7barg MOP), Medium Pressure (75mbarg-2barg MOP), Low Pressure (up to 75mbarg MOP) and other gas mains and services likely to be encountered in general site works and are referred to within this document as 'pipes'.

##### Locating Gas Pipes

It should be assumed when working in urban and residential areas that gas mains and services are likely to be present. On request, ESP Utilities Group will give approximate locations of pipes derived from their records. The records do not normally show the position of service pipes but their probable line can be deduced from the gas meter position. ESP Utilities Group's staff will be pleased to assist in the location of gas plant and provide advice on any precautions that may be required. The records and advice are given in good faith but cannot be guaranteed until hand excavation has taken place. Proprietary pipe and cable locators are available although generally these will not locate plastic pipes.

##### Safe working Practices

To achieve safe working conditions adjacent to gas plant the following must be observed:

Observe any specific request made by ESP Utilities Group's staff.

Gas pipes must be located by hand digging before mechanical excavation. Once a gas pipe has been located, mechanical excavation must proceed **with care**. A mechanical excavator must not in any case be used within 0.5 metre of a gas pipe and greater safety distances may be advised by ESP Utilities Group depending on the mains maximum operating pressure (MOP).

Where heavy plant may have to cross the line of a gas pipe during construction work, the number of crossing points should be kept to a minimum. Crossing points should be clearly indicated and crossings at other places along the line of the pipe should be prevented.

Where the pipe is not adequately protected by an existing road, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. ESP Utilities Group staff will advise on the type of reinforcement necessary.

No explosives should be used within 30 metres of any gas pipe without prior consultation with ESP Utilities Group.

ESP Utilities Group **must** be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation.

Where it is proposed to carry out piling or boring within 15 metres of any gas pipe, ESP Utilities Group should be consulted prior to the commencement of the works.

Access to gas plant must be maintained at all times during on site works.

### ESP Utilities Group Limited GUIDANCE NOTE - ESP/HSG47



##### Proximity of Other Plant

A minimum clearance of 300 millimetres (mm) should be allowed between any plant being installed and an existing gas main to facilitate repair, whether the adjacent plant be parallel to or crossing the gas pipe. No apparatus should be laid over and along the line of a gas pipe irrespective of clearance.

No manhole or chambers shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe, without consultation with ESP Utilities Group.

##### Support and Backfill

Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of ESP Utilities Group and must not be used as an anchor or support in any way. In some cases, it may be necessary to divert the gas pipe before work commences.

Where a trench is excavated crossing or parallel to the line of the gas pipe, the backfill should be adequately compacted, particularly beneath the pipe, to prevent any settlement which could subsequently cause damage to the pipe.

In special cases it may be necessary to provide permanent support to the gas pipe, before backfilling and reinstatement is carried out. Backfill material adjacent to gas plant must be selected fine material or sand, containing no stones, bricks or lumps of concrete, etc., placed to a minimum depth of 150mm around the pipes and well compacted by hand. No power compaction should take place until 300 mm of selected fine fill has been suitably compacted.

If the road construction is in close proximity to the top of the gas pipe, a "cushion" of selected fine material such as sand must be used to prevent the traffic shock being transmitted to the gas pipe. The road construction depth must not be reduced without permission from the local Highway Authority.

No concrete or other hard material must be placed or left under or adjacent to any Cast Iron pipe as this may cause fracture of the pipe at a later date.

Concrete backfill should not be used closer than 300 mm to the pipe.

##### Damage to Coating

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent ESP Utilities Group must be notified so that repairs can be made to prevent future corrosion and subsequent leakage.

##### Welding or "Hot Works"

When welding or other "hot works" involving naked flames are to be carried out in close proximity to gas plant and the presence of gas is suspected, ESP Utilities Group must be contacted before work commences to check the atmosphere. Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs.

Particular care must be taken to avoid damage by heat or naked flame to plastic gas pipes or to the protective coating on other gas pipes.

##### Leakage from Gas Mains or Services

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- ❖ Remove all personnel from the immediate vicinity of the escape;
- ❖ Contact Transco's National Gas Escape Call Centre, on: **0800 111 999**;
- ❖ Prevent any approach by the public, prohibit smoking, extinguish all naked flames or other source of ignition for at least 15 metres from the leakage;
- ❖ Assist gas personnel, Police or Fire Service as requested.

#### **REMEMBER – IF IN DOUBT, SEEK ADVICE FROM ESP UTILITIES GROUP.**

**ESP Utilities Group can be contacted at:**

**Office Address:** Hazeldean, Station Road, Leatherhead, Surrey, KT22 7AA

**Office Tel:** 01372 227560; **Fax:** 01372 377996

## Responses -Affected

Our Ref: SO/0047597  
Your Ref: 34638/PS

Date: 25/11/2014

Pavithra Shivaramu, .  
Atkins  
The Hub, .



Plant Location  
95 Kilbirnie Street  
Glasgow  
G5 8JD  
Phone: 0141 418 4093  
Phone: 0845 070 3497  
Fax: 0141 429 6432  
Email: plantlocation@sgn.co.uk

Dear Customer,

**Re: Enquiry at: Cotswold Road, Sutton SM2 5NF.**

### Searches - Important Information

Thank you for your enquiry regarding the above location. If your client plans to carry out any on site works they **must** contact ourselves directly so that a full safety and engineering risk assessment can be carried out **prior** to any work starting.

Listed below is the **minimum** information we would require from your client and our contact details:

- Full contact details (name, company name, address, telephone number and e-mail address)
- Full site address, post code and easting/northing grid reference.
- Plan showing the site boundary.
- Details of the work to be carried out.
- The proposed start date (please specify if work is at the planning stage).

Our contact information is:

Address - Scotia Gas Networks, Plant Location Dept, 95 Kilbirnie Street, Glasgow, G5 8JD.

E Mail - plantlocation@sgn.co.uk

Fax - 0141 429 6432

It must be stressed that both direct and consequential damage to gas plant can be dangerous both for your client's employees and the general public, repairs to any such damage will incur a charge. Your client's works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your client's operations.

Please note that the information supplied by Scotia Gas Networks is given without warranty. Whilst we understand the information supplied to be correct, no reliance should be given in respect of the location of our apparatus. We can locate apparatus on site at your client's request prior to any development works to be carried out in the vicinity of our pipelines.

If you require any further information please contact the number below.

Yours faithfully,

Alison Mair

0141 418 4093

24 hour gas escape number 0800 111 999* Calls will be recorded and may be monitored	Southern Gas Networks plc is part of the Scotia Gas Networks Group Registered Office: St Lawrence House Station Approach Horley Surrey RH6 9HJ Registered in England & Wales No. 05167021 <a href="http://www.sgn.co.uk">http://www.sgn.co.uk</a>
--	---

Responses -Affected

Transport for London  
London Streets



Your ref: 34638/PS  
Our ref: AD/NRSA/ENQ/TfL:33878  
25 November 2014

Dear Sir/Madam

**PLANT ENQUIRY:** Cotswold Road, Sutton

Thank you for your email dated 24<sup>th</sup> November 2014.

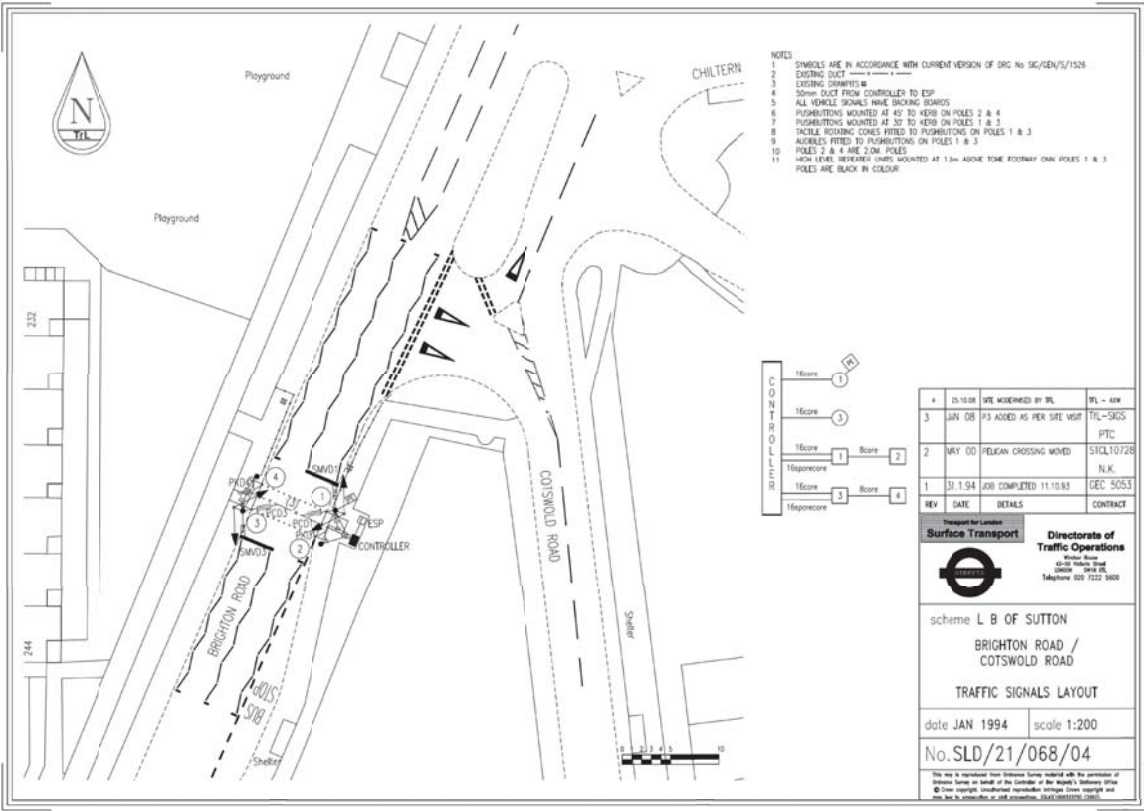
Our records show traffic control equipment in the vicinity of the above as detailed on the attached drawings (installations 21/000068).

If you suspect your works will affect these installations, should you vary the location of the works, please inform us so that further checks can be made.

The information relates to traffic control equipment owned by Transport for London, and is believed to be correct.

Yours faithfully

Viv Lloyd, Plant Enquiry's Officer  
RSM Operations ,Planned Interventions,  
Surface Transport, Transport for London  
Email: [plantenquiries@tfl.gov.uk](mailto:plantenquiries@tfl.gov.uk)  
Direct line: (020) 3054 6121





Responses -Affected



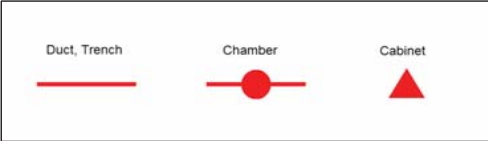
(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209      Date: 27/11/14      Scale: 1:1250      Map Centre: 525923,162421      Data updated: 26/10/14      Our Ref: 120736 - 1      Telecoms Plan A3

**Important Information - please read**

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website.

Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

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chris.elliott@atkinglobal.com
V 1



Responses -Affected



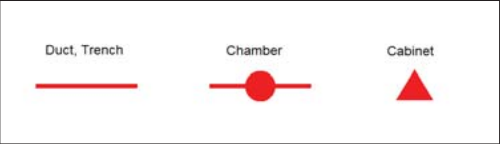
(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209      Date: 27/11/14      Scale: 1:1250      Map Centre: 526350,162422      Data updated: 26/10/14      Our Ref: 120736 - 2      Telecoms Plan A3

**Important Information - please read**

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website.

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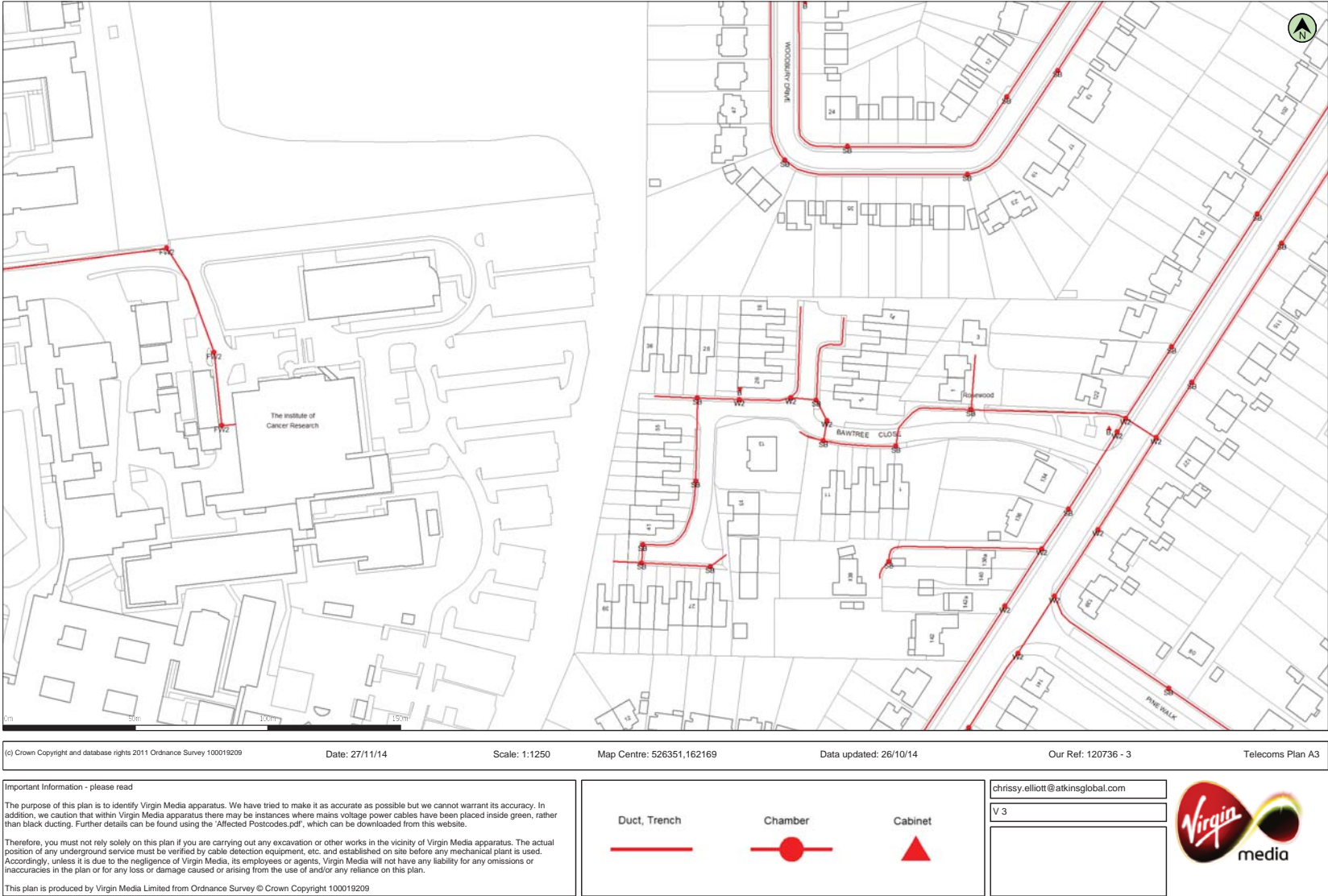
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chrissy.elliott@atkinsglobal.com
V 2



Responses -Affected





Responses -Affected



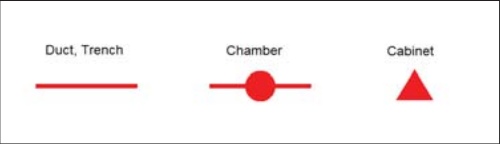
(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209      Date: 27/11/14      Scale: 1:1250      Map Centre: 525895,162179      Data updated: 26/10/14      Our Ref: 120738 - 1      Telecoms Plan A3

**Important Information - please read**

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website.

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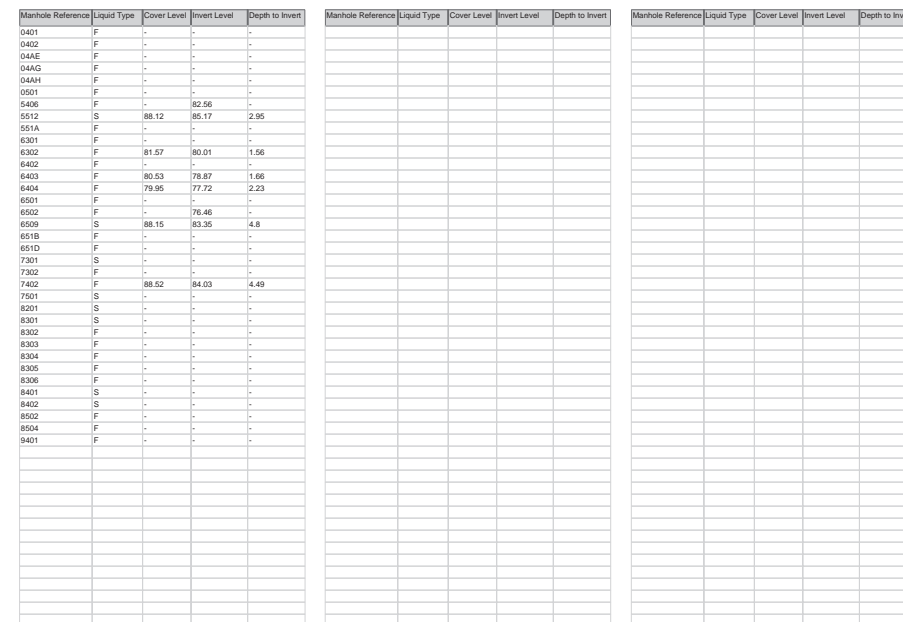
This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209



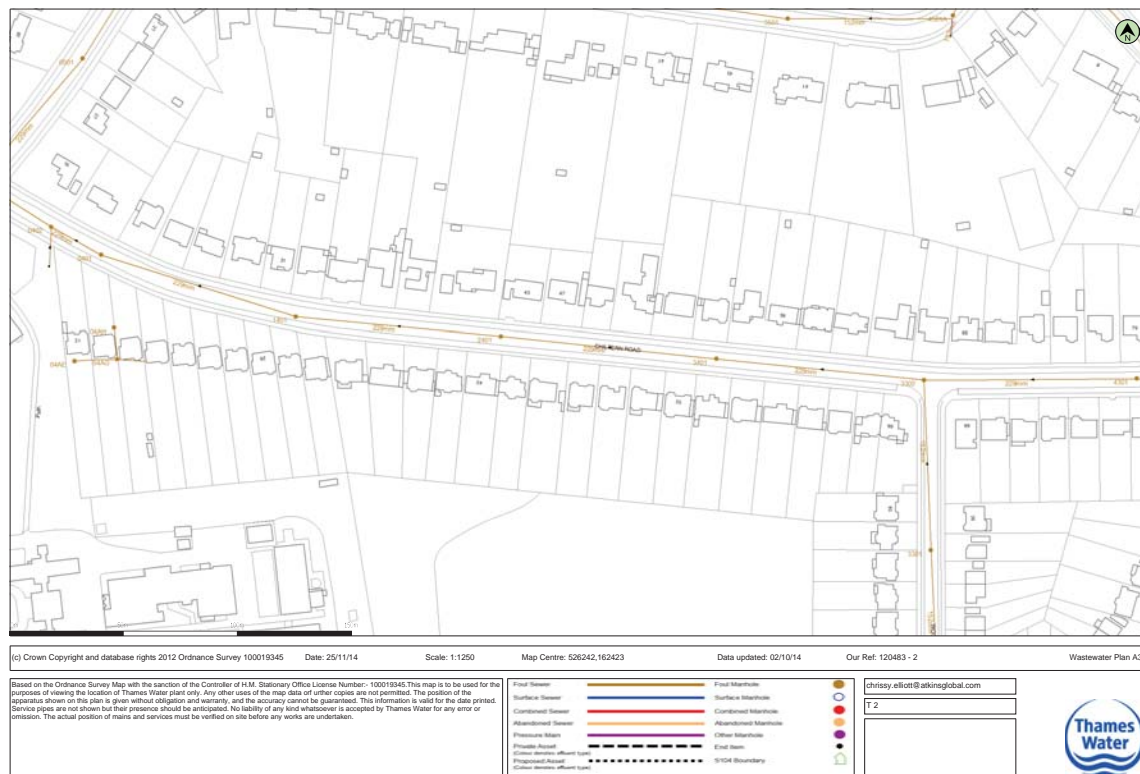
chrissey.elliott@atkinsglobal.com
V 4







## Responses -Affected

[illegible]

(c) Crown Copyright and database rights 2012 Ordnance Survey 100019345 Date: 25/11/14 Scale: 1:1250 Map Centre: 526242,162177 Data updated: 02/10/14 Our Ref: 120483 - 3 Wastewater Plan

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office Licence Number: 100019345. This map is to be used for the purposes of showing the location of Thames Water plant only. Any other use of the map data or other copies are not permitted. The position of the apparatus shown on this plan is given without dilution and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

Final Sewer  
Surface Sewer  
Combined Sewer  
Abandoned Sewer  
Pressure Main  
Private Asset  
Other Assets  
Proposed Asset  
1/10th Boundary

Final Manhole  
Surface Manhole  
Combined Manhole  
Abandoned Manhole  
Other Manhole  
End Item  
1/10th Boundary

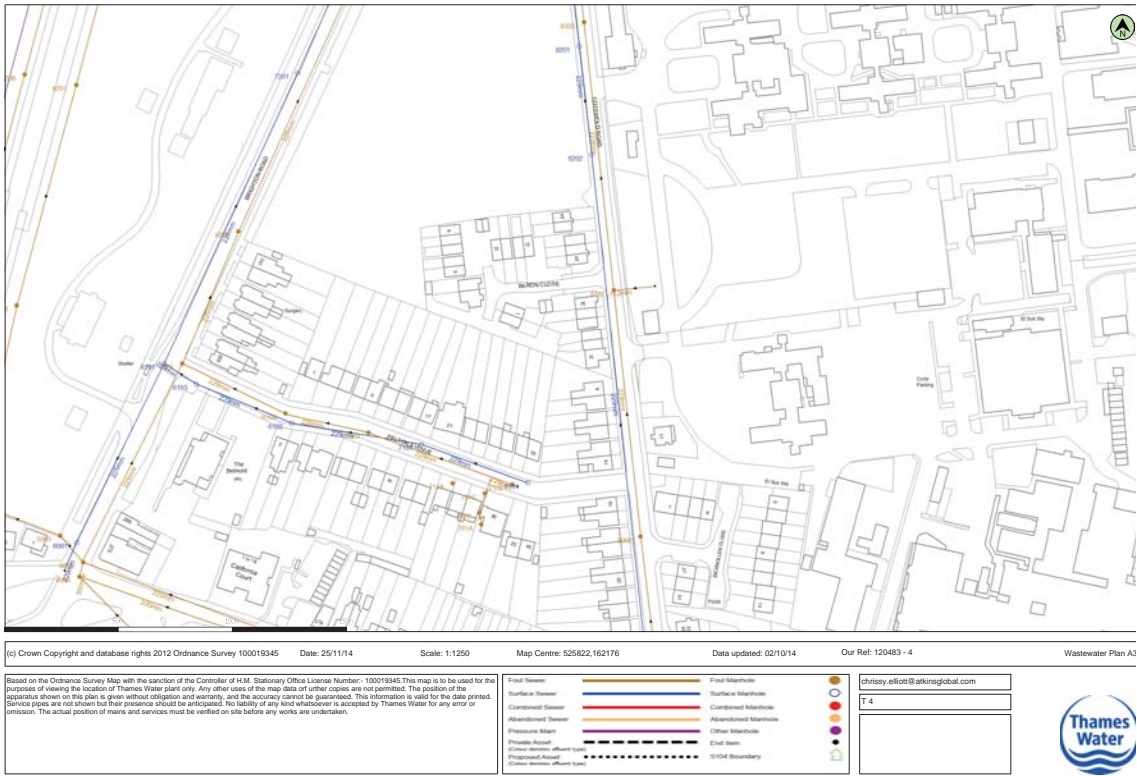
chris@allott@atkinsglobal.com

73

Thames Water

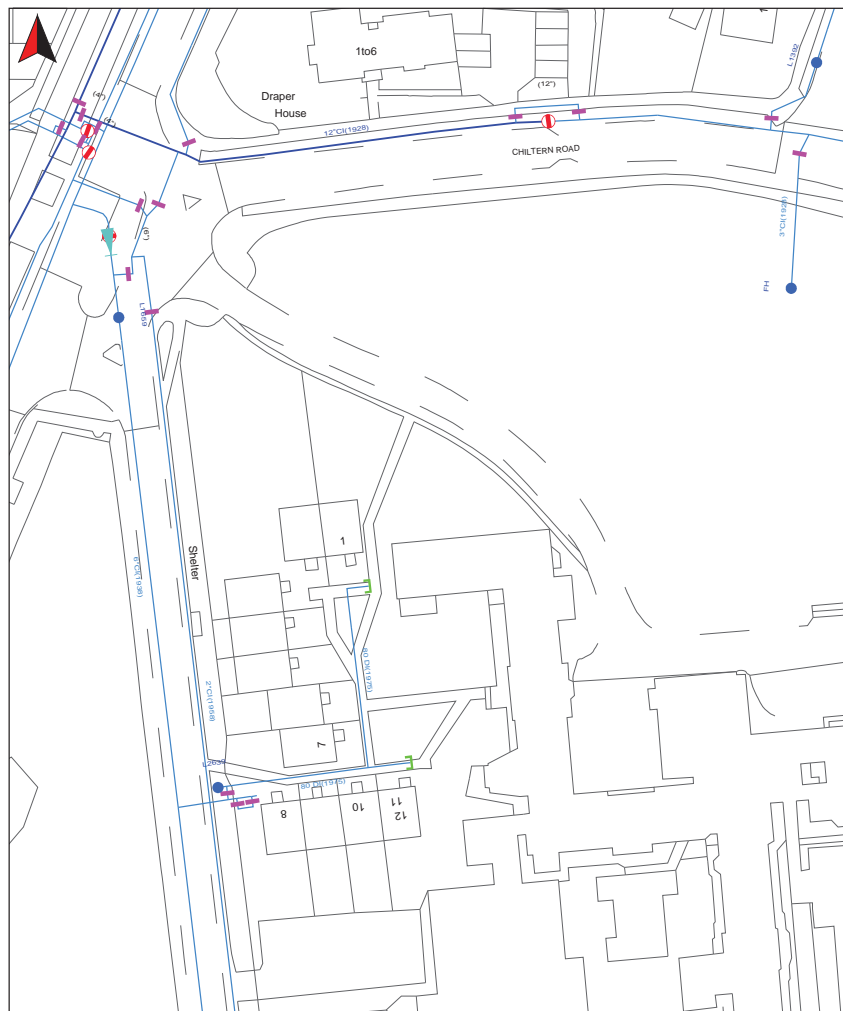
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Responses -Affected

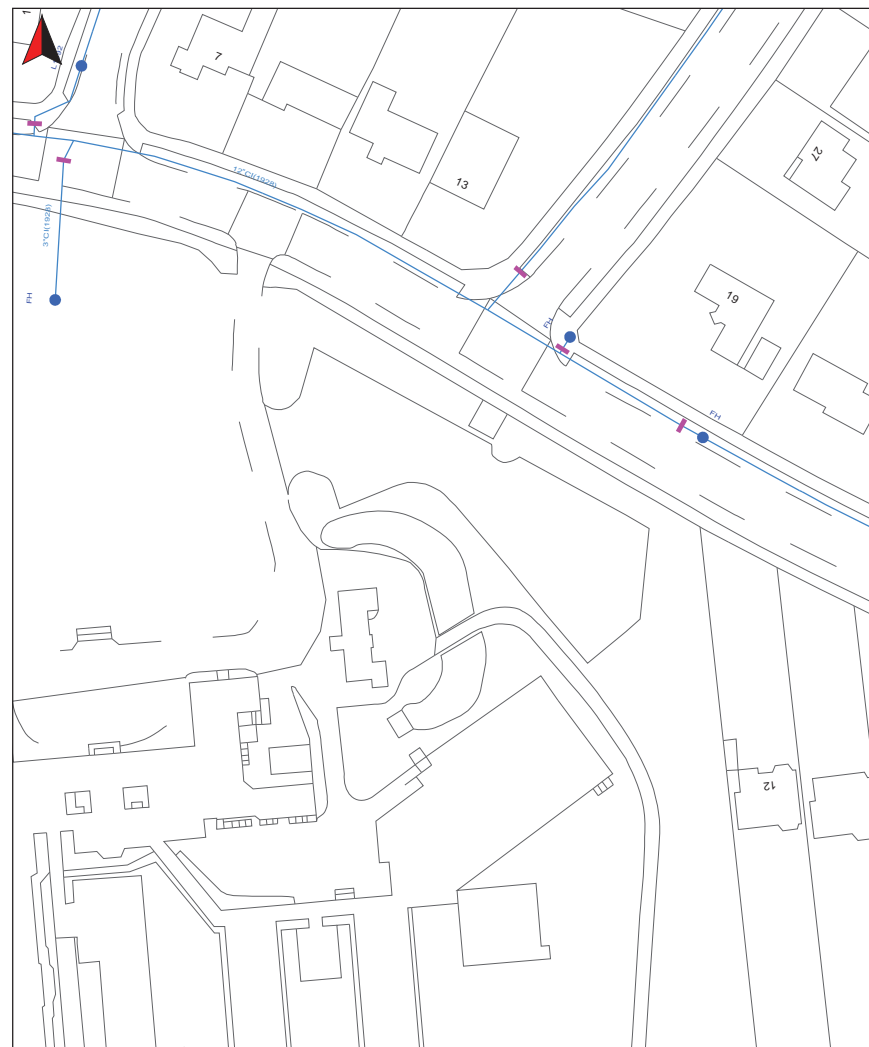


Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert	Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert	Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5003	F	-	-	-										
5103	F	-	-	-										
5206	F	83	81.49	1.51										
6001	S	-	-	-										
6002	F	-	-	-										
6003	F	-	-	-										
6101	S	-	-	-										
6102	S	-	-	-										
6103	S	-	-	-										
6104	F	-	-	-										
6105	F	-	-	-										
6201	F	-	-	-										
6202	F	-	-	-										
701A	F	-	-	-										
701B	F	-	-	-										
701C	F	-	-	-										
7101	S	-	-	-										
7102	F	-	-	-										
7103	F	-	-	-										
711A	F	-	-	-										
7201	S	-	-	-										
8002	F	-	-	-										
8101	S	-	-	-										
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8202	S	-	-	-										
8303	F	-	-	-										

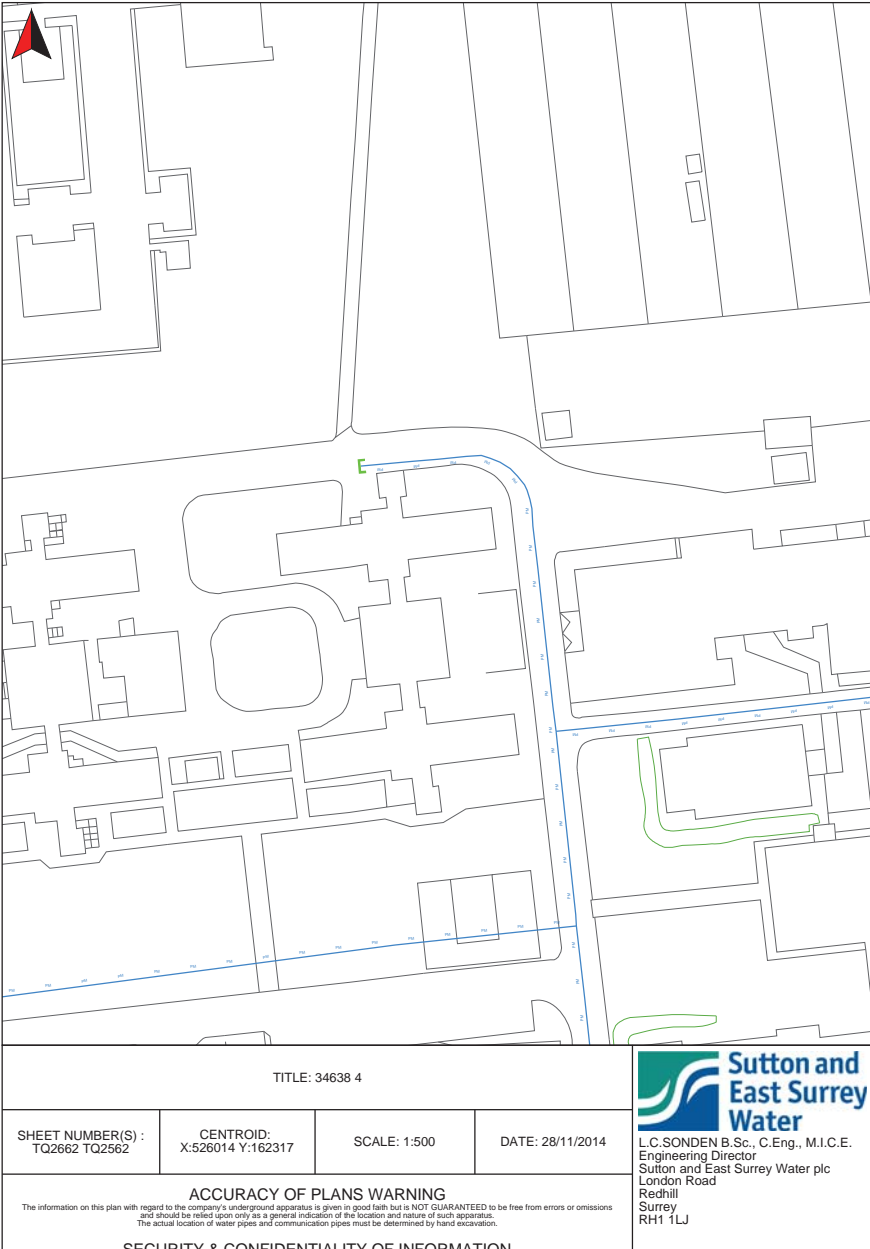
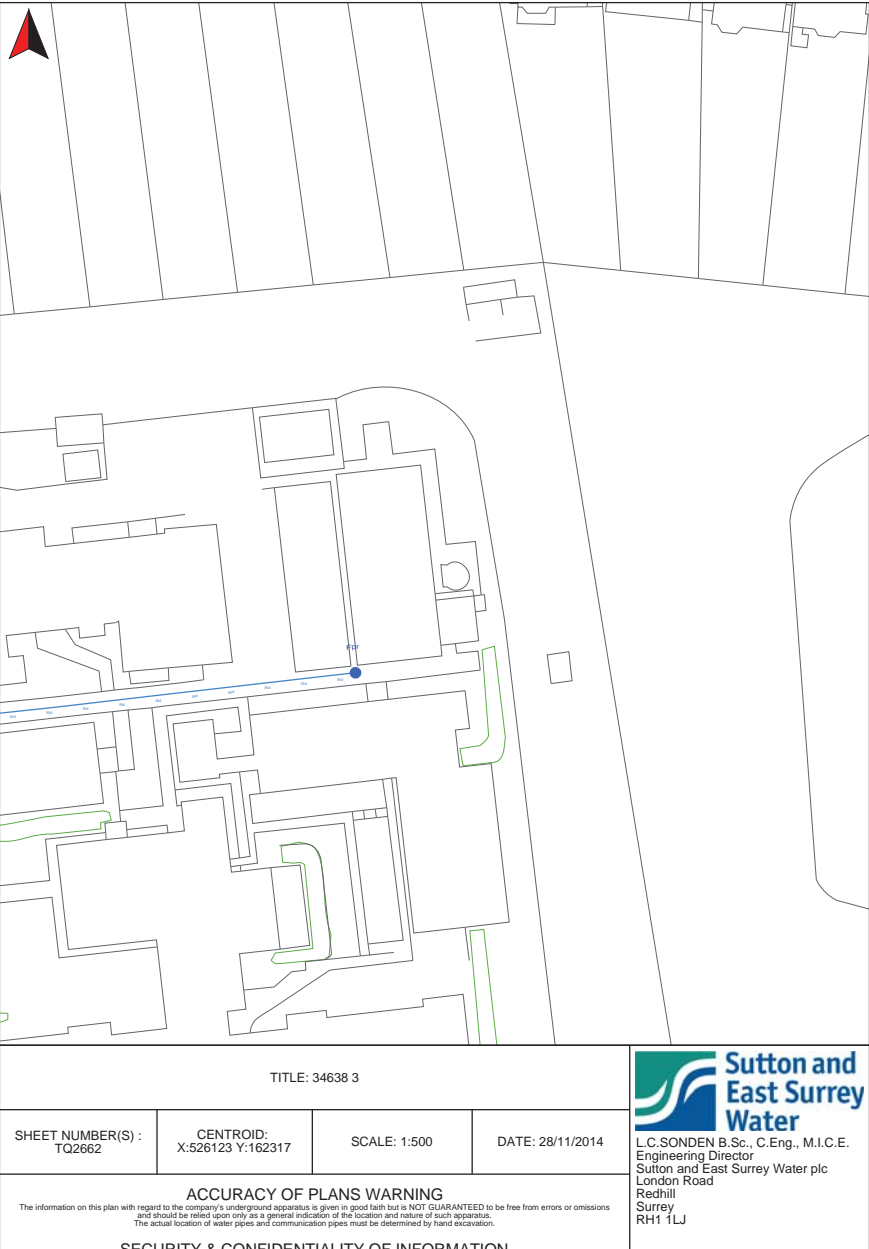
## Responses -Affected



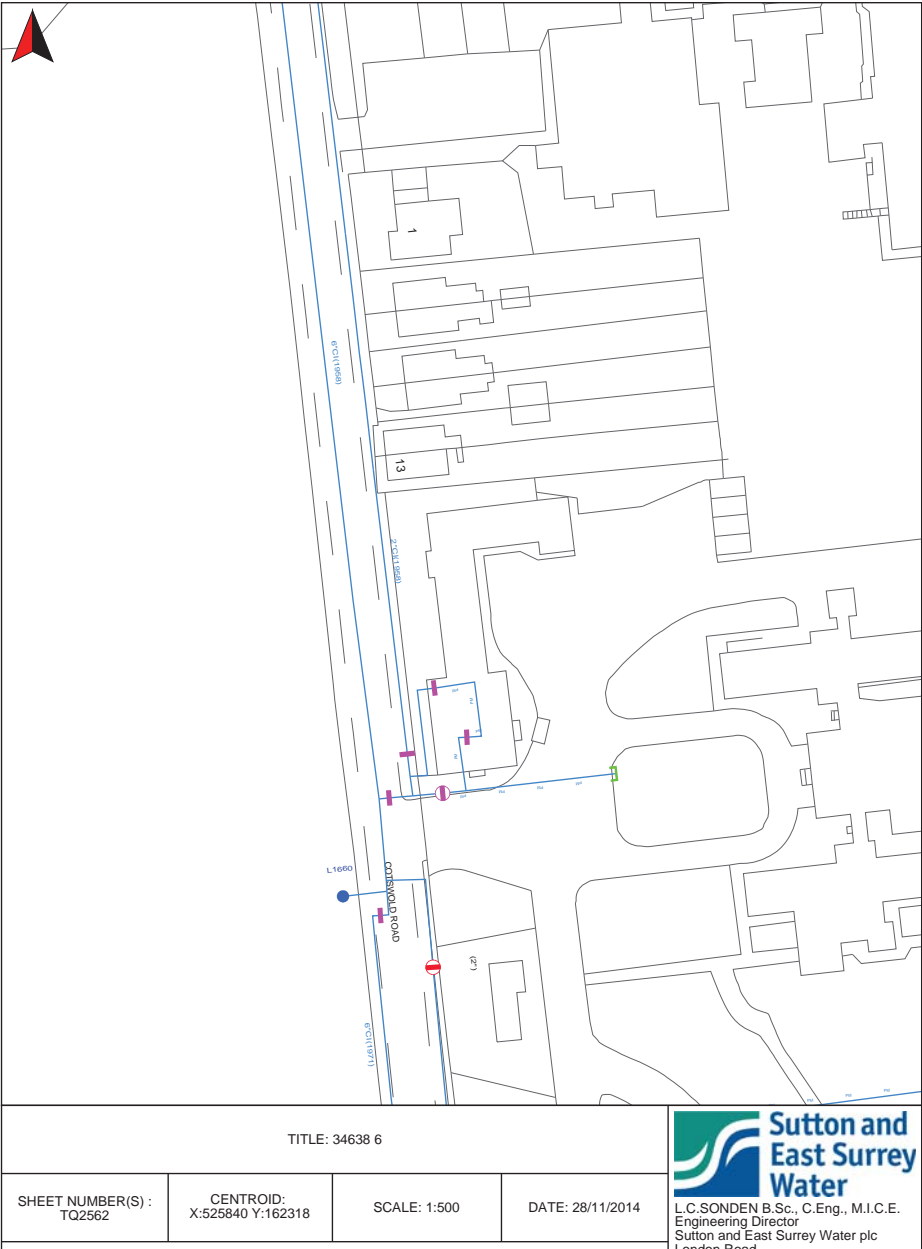
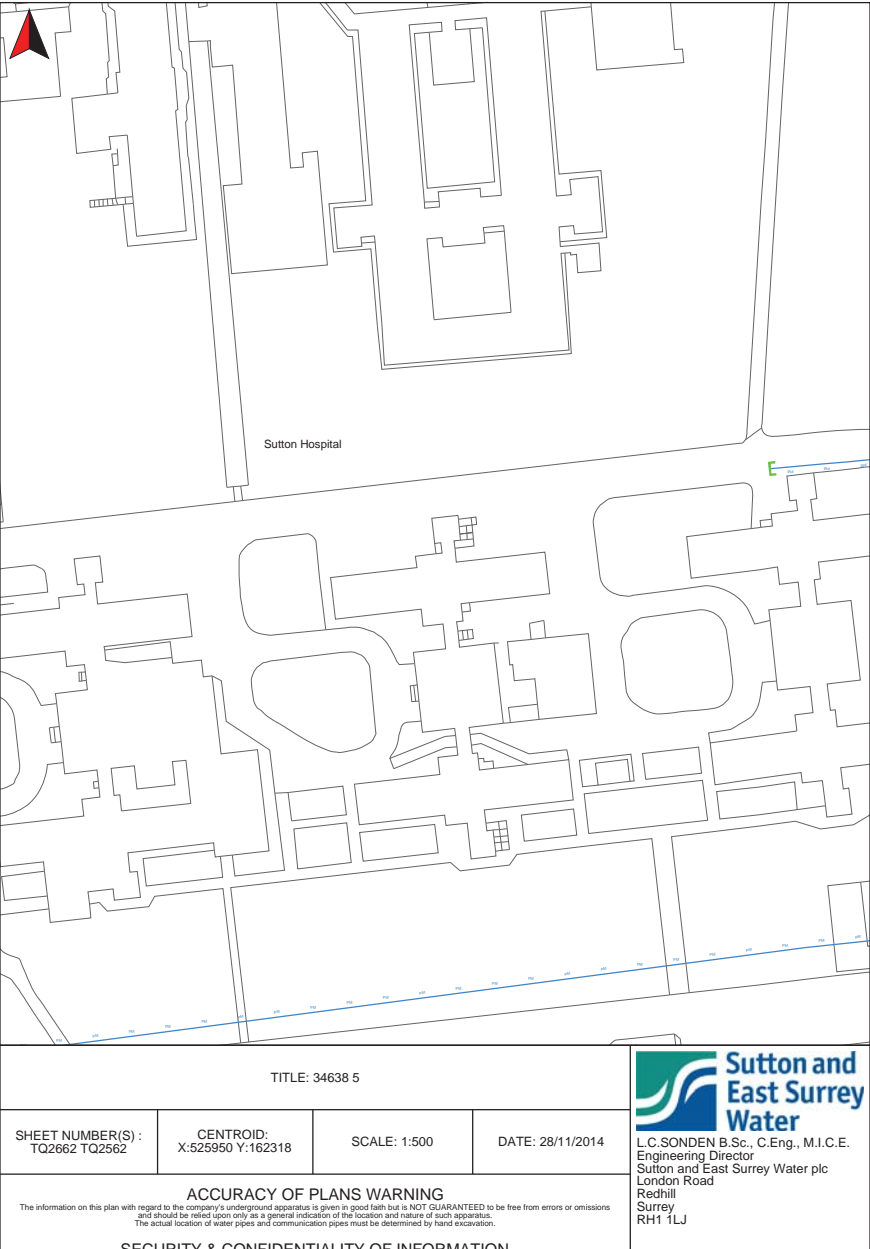
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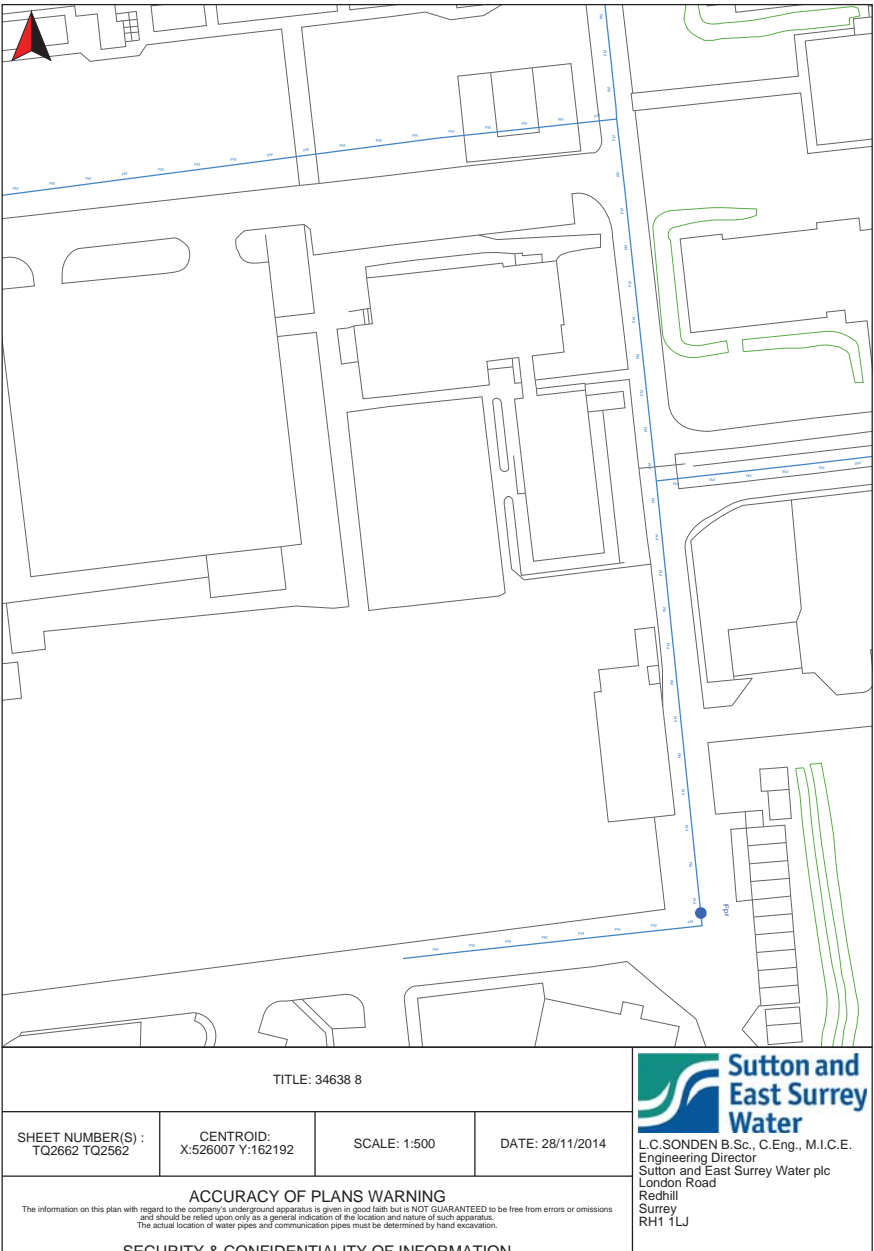
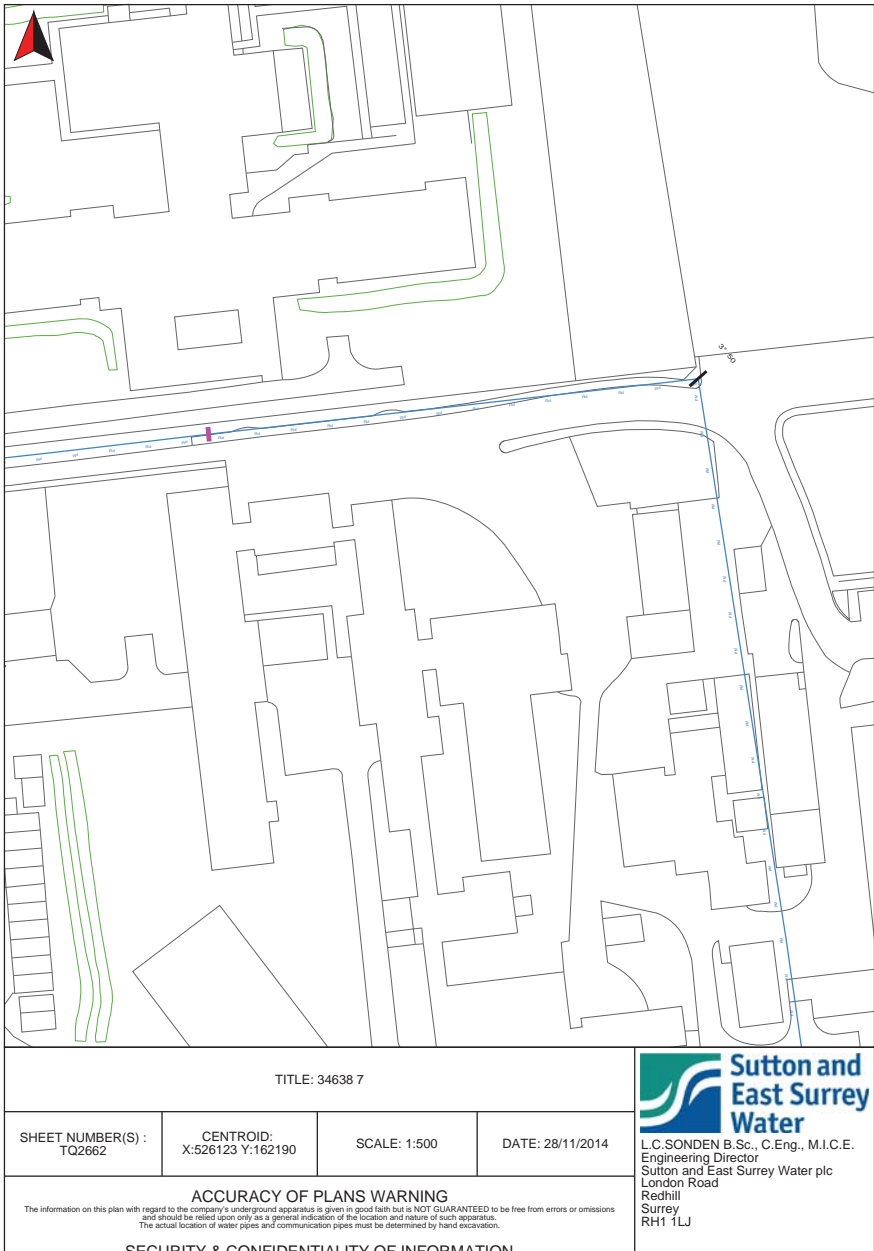
SECURITY &amp; CONFIDENTIALITY OF INFORMATION





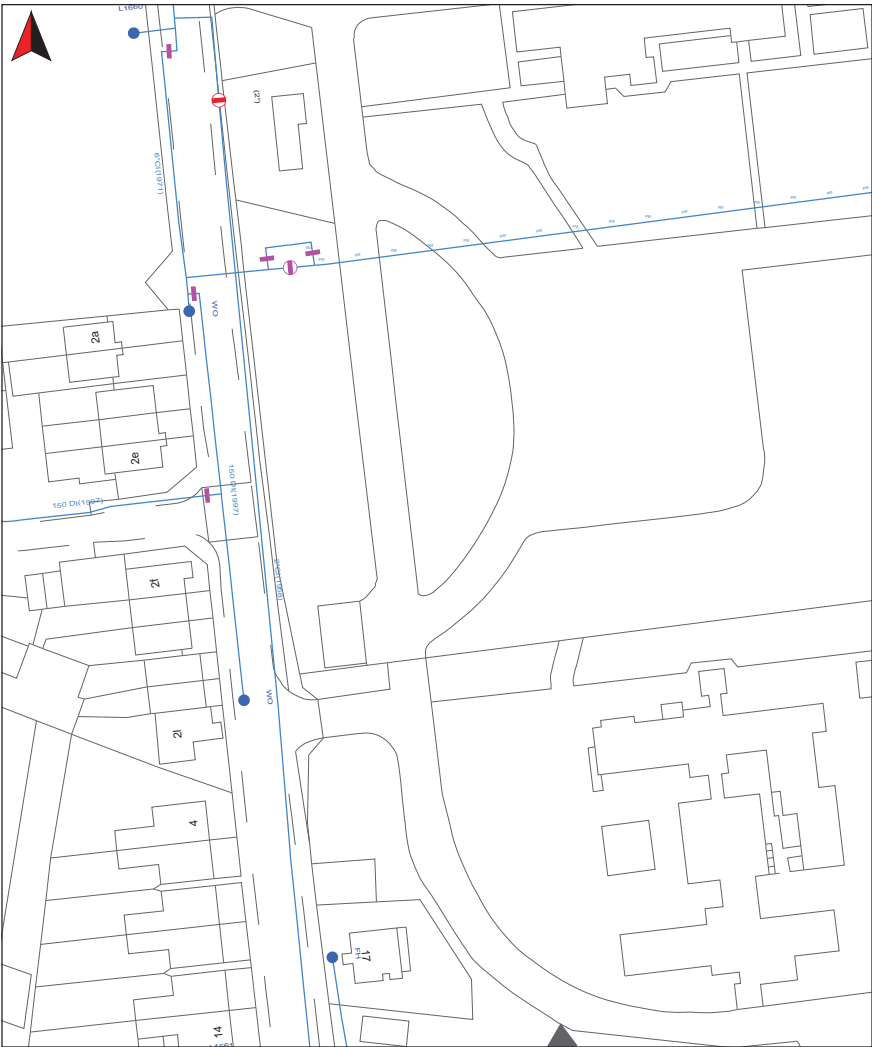


Responses -Affected





Responses -Affected



TITLE: 34638 9			
SHEET NUMBER(S) : TQ2562	CENTROID: X:525870 Y:162191	SCALE: 1:500	DATE: 28/11/2014



**Sutton and  
East Surrey  
Water**  
L.C.SONDEN B.Sc., C.Eng., M.I.C.E.  
Engineering Director  
Sutton and East Surrey Water plc  
London Road  
Redhill  
Surrey  
RH1 1LJ

**ACCURACY OF PLANS WARNING**  
The information on this plan with regard to the company's underground apparatus is given in good faith but is NOT GUARANTEED to be free from errors or omissions and should be relied upon only as a general indication of the location and nature of such apparatus.  
The actual location of water pipes and communication pipes must be determined by hand excavation.

SECURITY & CONFIDENTIALITY OF INFORMATION



TITLE: 34638 10			
SHEET NUMBER(S) : TQ2662	CENTROID: X:526084 Y:162456	SCALE: 1:500	DATE: 28/11/2014

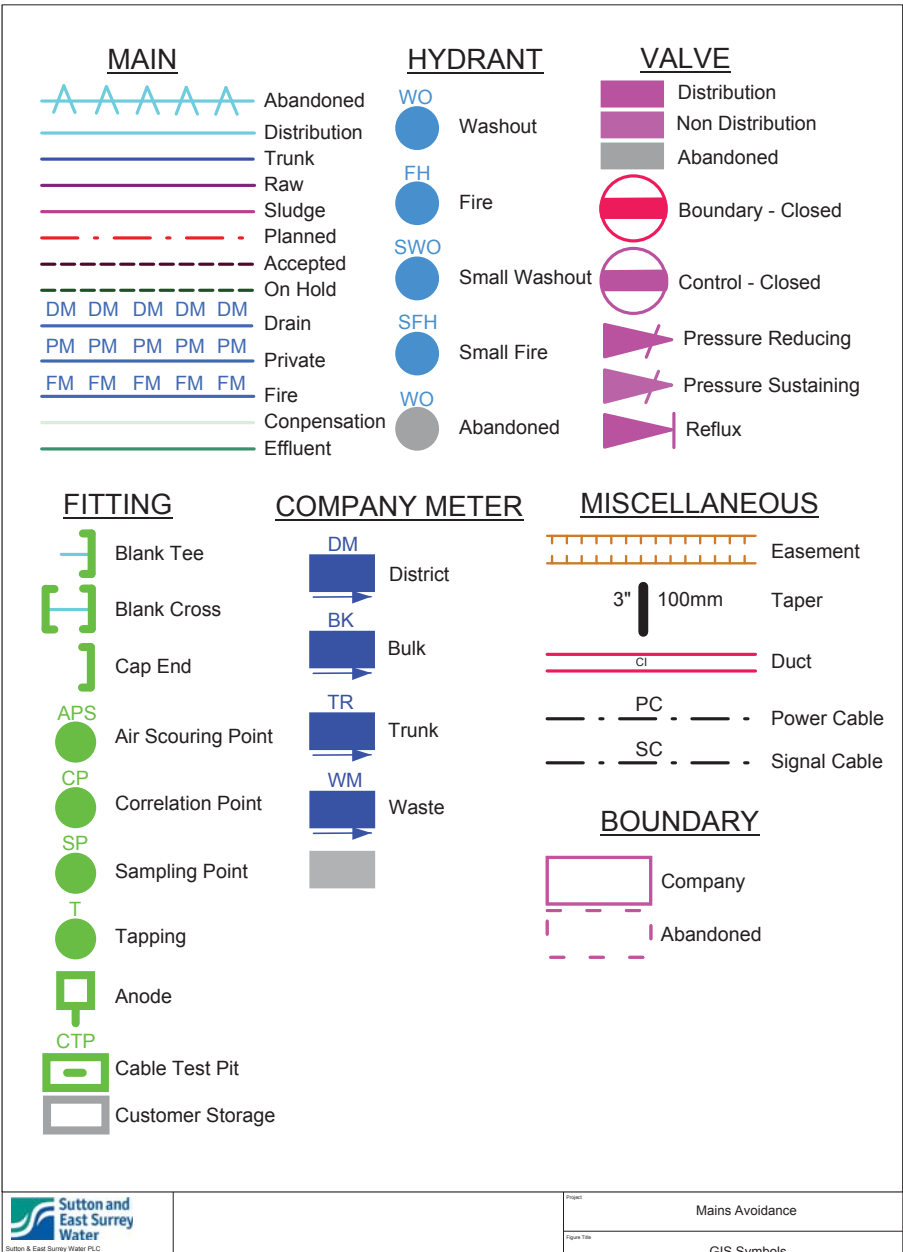
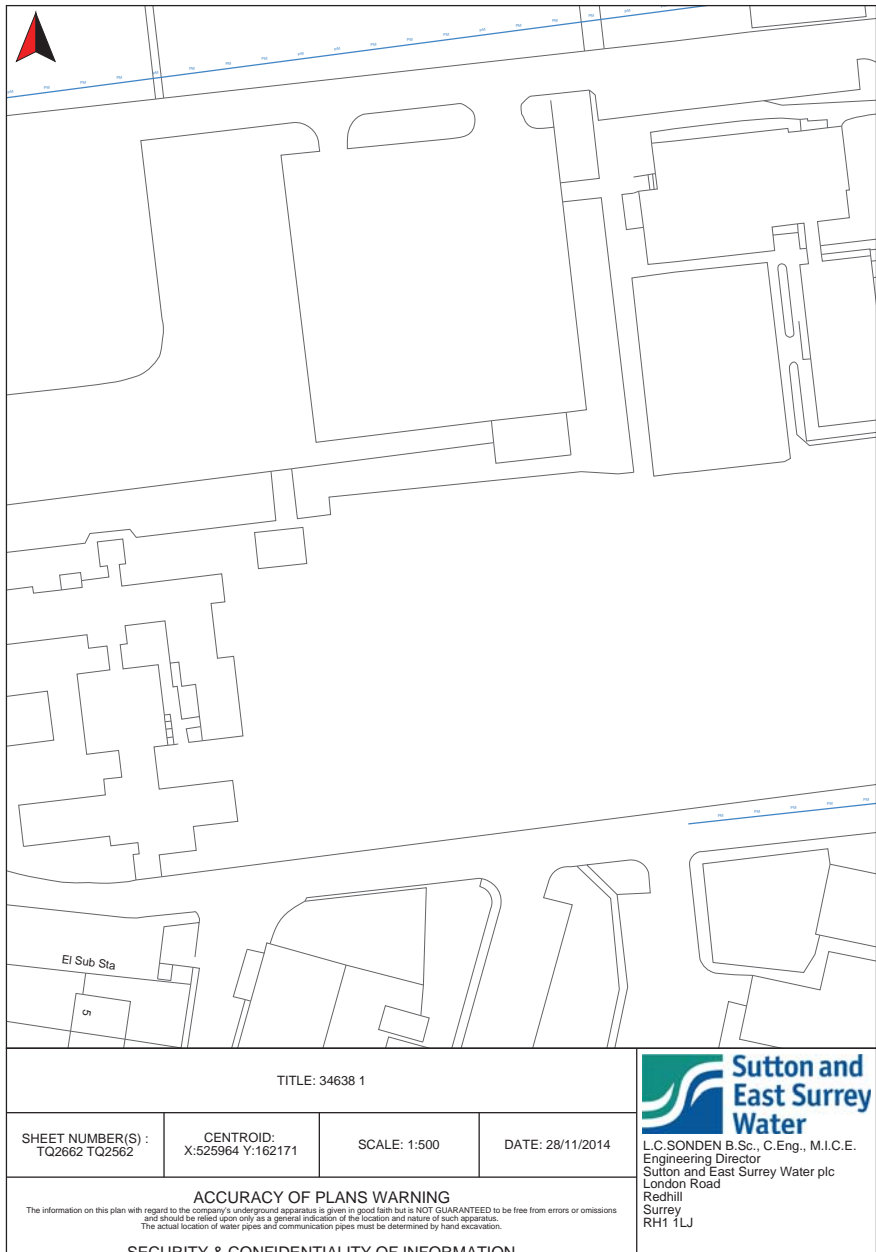


**Sutton and  
East Surrey  
Water**  
L.C.SONDEN B.Sc., C.Eng., M.I.C.E.  
Engineering Director  
Sutton and East Surrey Water plc  
London Road  
Redhill  
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RH1 1LJ

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SECURITY & CONFIDENTIALITY OF INFORMATION

# Responses -Affected



Responses - Not Affected

Sahu, Anima

From:Wifi Delivery [Delivery@Arqiva.com]

Sent:Monday, November 24, 2014 4:43 PM

To:Statutory Enquiries

Subject:RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

Good Morning,

Thank you for your email.

In response to your query regarding the reference above, our initial thoughts are we have no telephone kiosk onsite at present. Our plant is above ground, and should not affect any underground works, should you come across a telephone kiosk and it's not a BT one then it will be one of ours.

If you have any further queries please do not hesitate to contact me on 01442 205582.

Kind Regards

Trudi

Trudi Mason  
Project Co-ordinator  
Telecoms – WiFi & Small Cells  
Arqiva

Direct: 0330 303 2563 / Delivery 0330 303 2576  
One Park Lane, Hemel Hempstead, Herts, HP2 4YJ, UK  
[www.arqiva.com](http://www.arqiva.com)

From:Shivaramu, Pavithra [mailto:Pavithra.Sivaramu@atkinsglobal.com] On Behalf Of Statutory Enquiries

Sent:24 November 2014 08:43

To:National Plant Enquiry's: 'Easynet'; 'Environment agn'; 'Interoute'; 'McNic'; 'Global Crosing New'; 'Networkrail'; 'Telenttella.Plantenquiries@telent.com'; 'verizonbusiness'; 'plantenquiries@energetics-uk.com'; 'plantenquiries@cityfibreholdings.com'; plantenquiries@catelecomuk.com; Wifi Delivery: ltassetrequest@tfl.gov.uk; LULHVPowerassets@tfl.gov.uk; plantenquiries@tfl.gov.uk

Subject:PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

To whom it may concern,

[Please reply to this Email id: - AtkinsStatutory.Enquiries@atkinsglobal.com;](mailto:AtkinsStatutory.Enquiries@atkinsglobal.com)

McNicholas - Please reply for KPN & TATA

[34638/PS - Cotswold Road, Sutton - 525954.162355 - SM2 5NF](#)

[Works Description- Building Works - Low Rise](#)

[Reply required by date - 01/12/2014](#)

Please find attached a plant enquiry with corresponding map for your attention. Please could you send us plans showing the location of your company's affected plant to the below address quoting our reference number and the name of the scheme shown above. **Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.**

Sahu, Anima

From:NRSWA [NRSWA@bskyb.com]

Sent:Monday, November 24, 2014 2:39 PM

To:Statutory Enquiries

Subject:BSkyB Telecommunications Services Ltd Plant Enquiry - PEN-14-11-2217 : ATKINS - 34638/PS

**Attention:** Pavithra S - ATKINS

Dear Sir/Madam,

**RE: Cotswold Road, Sutton SM2 5NF**

Thank you for your enquiry.

Please be advised that BSKyB Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.

If you would like to submit your plant enquiries electronically, please send them to [nrswa@bskyb.com](mailto:nrswa@bskyb.com)

Please be advised that our fax number has changed to 0207 032 3252.

Regards

**NRSWA Department**  
Network Infrastructure and Planning  
BSKYB Telecommunications Services Ltd  
70 Buckingham Avenue  
SLOUGH  
SL1 4PN

T +44 (0) 207 032 3234/250  
F +44 (0) 207 032 3252  
E [nrswa@bskyb.com](mailto:nrswa@bskyb.com)

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The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

Responses - Not Affected

Sahu, Anima

From: Plant enquiries [plantenquiries@catelecomuk.com]  
Sent: Monday, December 01, 2014 10:35 PM  
To: Statutory Enquiries  
Subject: RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

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From: Shivaramu, Pavithra [mailto:Pavithra.Shivaramu@atkinsglobal.com] On Behalf Of Statutory Enquiries  
Sent: 24 November 2014 08:43  
To: National Plant Enquiry's; 'Easynet'; 'Environment agn'; 'Interoute'; 'McNic'; 'Global Crossing New'; 'Networkrail'; 'Telenttelia.Plantenquiries@telent.com'; 'verizonbusiness'; 'plantenquiries@energetics-uk.com'; 'plantenquiries@cityfibreholdings.com'; plantenquiries@catelecomuk.com; delivery@arqiva.com; ltassetrequest@tfl.gov.uk; LULHVPowerassets@tfl.gov.uk; plantenquiries@tfl.gov.uk  
Subject: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

To whom it may concern,

Please reply to this Email id: - [AtkinsStatutory.Enquiries@atkinsglobal.com](mailto:AtkinsStatutory.Enquiries@atkinsglobal.com);

McNicholas - Please reply for KPN & TATA

Sahu, Anima

From: NRSWA [NRSWA@bskyb.com]  
Sent: Monday, November 24, 2014 2:39 PM  
To: Statutory Enquiries  
Subject: BSKyB Telecommunications Services Ltd Plant Enquiry - PEN-14-11-2217 : ATKINS - 34638/PS

Attention: Pavithra S - ATKINS

Dear Sir/Madam,

RE: Cotswold Road, Sutton SM2 5NF

Thank you for your enquiry.

Please be advised that BSKyB Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.

If you would like to submit your plant enquiries electronically, please send them to [nrswa@bskyb.com](mailto:nrswa@bskyb.com)

Please be advised that our fax number has changed to 0207 032 3252.

Regards

NRSWA Department  
Network Infrastructure and Planning  
BSKYB Telecommunications Services Ltd  
70 Buckingham Avenue  
SLOUGH  
SL1 4PN

T +44 (0) 207 032 3234/250  
F +44 (0) 207 032 3252  
E [nrswa@bskyb.com](mailto:nrswa@bskyb.com)

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The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

# Responses - Not Affected

**Sahu, Anima**

**From:** Plant Enquiries [plantenquiries@energetics-uk.com]  
**Sent:** Thursday, November 27, 2014 2:59 PM  
**To:** Statutory Enquiries  
**Subject:** RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics **does not** have any plant within the area(s) specified in your request.

Please be advised that it may take around 10 working days to process enquiries. In the unlikely event that you have been waiting longer than 10 working days, or require further assistance with outstanding enquiries, please call 01698 404945.

Please ensure all plant enquiries are sent to [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com)

Regards

Louise O'Raw  
Technical Clerical Team

Energetics Design & Build  
International House  
Stanley Boulevard  
Hamilton International Technology Park  
Glasgow  
G72 0BN

t: 01698 404977  
f: 01698 404940

e: [louise.oraw@energetics-uk.com](mailto:louise.oraw@energetics-uk.com)  
w: [www.energetics-uk.com](http://www.energetics-uk.com)

**From:** Shivaramu, Pavithra [<mailto:Pavithra.Shivaramu@atkinsglobal.com>] **On Behalf Of** Statutory Enquiries  
**Sent:** 24 November 2014 08:43  
**To:** National Plant Enquiry's; 'Easynet'; 'Environment agn'; 'Interoute'; 'McNic'; 'Global Crosing New'; 'Networkrail'; 'Telenttella.Plantenquiries@telent.com'; 'verizonbusiness'; Plant Enquiries; 'plantenquiries@cityfibreholdings.com'; [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [delivery@arqiva.com](mailto:delivery@arqiva.com); [ltassetrequest@tfl.gov.uk](mailto:ltassetrequest@tfl.gov.uk); [LULHVpowerassets@tfl.gov.uk](mailto:LULHVpowerassets@tfl.gov.uk); [plantenquiries@tfl.gov.uk](mailto:plantenquiries@tfl.gov.uk)  
**Subject:** PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

To whom it may concern,

**Please reply to this Email id :- [AtkinsStatutory.Enquiries@atkinsglobal.com](mailto:AtkinsStatutory.Enquiries@atkinsglobal.com);**

McNicholas - Please reply for KPN & TATA

**Sahu, Anima**

**From:** [plantenquiryservice=gtc-uk.co.uk@mailier.gtc-uk.co.uk](mailto:plantenquiryservice=gtc-uk.co.uk@mailier.gtc-uk.co.uk) on behalf of [plantenquiryservice@gtc-uk.co.uk](mailto:plantenquiryservice@gtc-uk.co.uk)  
**Sent:** Monday, November 24, 2014 1:55 PM  
**To:** Statutory Enquiries  
**Subject:** GTC Plant Enquiry - Ref- 58534  
**Attachments:** 58534.png

**GTC Apparatus Not Found In Search Area**

**Our Plant Enquiry Service Ref: 58534**  
**Your Enquiry Ref: 34638/PS**

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Independent Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

Yours sincerely,

GTC Plant Enquiry Service.

GTC  
Energy House  
Woolpit Business Park  
Woolpit  
Bury St Edmunds  
Suffolk, IP30 9UP  
Tel: 01359 240363  
[plant.enquiries@gtc-uk.co.uk](mailto:plant.enquiries@gtc-uk.co.uk)



## Responses - Not Affected



GTC Plant Enquiry. Our Ref 58534. Your Ref 34638/PS generated for AtkinsStatutoryEnquiries@atkinsglobal.com at 24/11/2014 08:24:44. This map shows the search area of your enquiry.



CIVILS AND CABLING INSTALLATION SPECIALIST

Instalcom Ltd, Borehamwood Ind Park, Rowley Lane, Borehamwood, Herts WD6 5PZ.  
Telephone: 020 8731 4600 Fax: 020 8731 4601 Email: [enquiries@instalcom.co.uk](mailto:enquiries@instalcom.co.uk)

03 December 2014

Dear Sir or Madam,

**Your Ref 34638/PS - Cotswold Road, Sutton**  
**Our Ref: E12-14-0516**

With reference to your enquiry regarding the above noted location, I can confirm that LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC FIBERNET UK LTD and FIBRESPAN LTD networks **DO NOT** have any apparatus within the immediate proximity of your proposed works.

Instalcom responds to plant enquiries for LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD and FIBRESPAN LTD simultaneously and therefore you only need send one copy of a plant enquiry to cover all of these companies. If you would like to query the location further, please email us accordingly and we can arrange an in depth survey, which will be charged at a cost. As we are moving towards a fully electronic database we urge our customers to request plant enquiries by email which will result in a higher level of service, please forward future plant enquiries to [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)

If you require any further information, please do not hesitate to contact me.

**Plant Protection Administrator**

**Instalcom Limited**  
**Borehamwood Ind. Park**  
**Rowley Lane**  
**Borehamwood,**  
**WD6 5PZ**  
**E mail: - [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)**  
**Phone: - 020 8731 4600**  
**Fax: - 020 8731 4601**  
**Web: - [www.instalcom.co.uk](http://www.instalcom.co.uk)**



Certificate Number: 1001  
ISO 9001  
ISO 14001  
GBR/AS 1001

DIRECTORS: T.G. & T.J. O'Connor, J.T. McVeigh, D.J. Dine, P.M. Alderton.  
INSTALCOM LIMITED REGISTERED IN ENGLAND No. 3421543



Part of OCV Group

## Responses - Not Affected

### Sahu, Anima

**From:** Interoute [interoute.enquiries@plancast.co.uk]  
**Sent:** Monday, November 24, 2014 7:58 PM  
**To:** Statutory Enquiries  
**Subject:** RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

To whom it may concern

**This response does not include Vtesse plant, please continue to use Vtesse details for their enquiries**

Thank you for your enquiry regarding the above proposals at the above location

*We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.*

*We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.*

**All responses are only valid for 28 days**

Yours faithfully

PLANCAST Plant Enquiry Department



The Old Haybarn  
Rosebery Mews, Mentmore  
Bedfordshire LU7 0UE

T: 01296 662647  
[www.plancast.co.uk](http://www.plancast.co.uk)

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Registered office: 1<sup>st</sup> Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE.  
Registered in England and Wales with number 4455025 VAT No. 8567 195 60

**From:** Shivaramu, Pavithra [mailto:Pavithra.Shivaramu@atkinsglobal.com] **On Behalf Of** Statutory Enquiries  
**Sent:** 24 November 2014 08:43  
**To:** National Plant Enquiry's; 'Easynet'; 'Environment agn'; Interoute Enquiries; 'McNic'; 'Global Crosing New'; 'Networkrail'; 'Telenttelia.Plantenquiries@telent.com'; 'verizonbusiness'; 'plantenquiries@energetics-uk.com'; 'plantenquiries@cityfibreholdings.com'; plantenquiries@catelecomuk.com; delivery@argiva.com;



KCOM Group PLC  
5<sup>th</sup> Floor Prospect House  
Prospect Street  
Hull  
HU2 8PU

Tel: 01482 603479

Fax:

highwaysadmin@kcom.com

Date:

Our Ref:

Your Ref:

Dear Sirs

Please note this is a standard response made on behalf of the KCOM Group by Atkins.

With regards to your request for details of existing services in the search area supplied, we can confirm that based on the details provided to us, we have no buried plant or equipment in the identified area.

This is valid for 3 months from the date of receipt of this email. If any further information is required, please call 01482 603479, or email our group email address -

[highwaysadmin@kcom.com](mailto:highwaysadmin@kcom.com)

For clarity, the KCOM group consists of KCOM, Affiniti, Torch Telecom, DRL & Kingston Communications.

Yours faithfully

Enc.

Please quote our reference number in all replies

## Responses - Not Affected

### Sahu, Anima

**From:** Murphy Patrick [PatrickMurphy3@tfl.gov.uk]  
**Sent:** Monday, November 24, 2014 5:32 PM  
**To:** Statutory Enquiries  
**Subject:** RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

Afternoon Pavithra,

The attached request does not affect any London Tramlink assets,

Regards

**Patrick Murphy**  
3rd Party Works Co-ordinator,  
London Tramlink  
Tramlink Depot,  
Coomber Way,  
Croydon,  
CR0 4TQ  
Tel: 0203 054 2781  
Mobile: 07803259834  
Email: patrickmurphy3@tfl.gov.uk

**From:** Shivaramu, Pavithra [mailto:Pavithra.Shivaramu@atkinsglobal.com] **On Behalf Of** Statutory Enquiries  
**Sent:** 24 November 2014 08:43  
**To:** National Plant Enquiries; 'Easynet'; 'Environment agn'; 'Interoute'; 'McNic'; 'Global Crosing New'; 'Networkrail'; 'Telenttella.Plantenquiries@telent.com'; 'verizonbusiness'; 'plantenquiries@energetics-uk.com'; 'plantenquiries@cityfibreholdings.com'; 'plantenquiries@catelecomuk.com'; delivery@arqiva.com; LT asset request; LULHVpowerassets; Plant Enquiries  
**Subject:** PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

To whom it may concern,

[Please reply to this Email id: - AtkinsStatutory.Enquiries@atkinsglobal.com;](mailto:AtkinsStatutory.Enquiries@atkinsglobal.com)

McNicholas - Please reply for KPN & TATA

[34638/PS - Cotswold Road, Sutton - 525954,162355 - SM2 5NF](#)

[Works Description- Building Works - Low Rise](#)

[Reply required by date - 01/12/2014](#)

Please find attached a plant enquiry with corresponding map for your attention. Please could you send us plans showing the location of your company's affected plant to the below address quoting our reference number and the name of the scheme shown above. **Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.**

Please cover the **entire area** shown in the boundary on the attached map not just the arrow, this is just an indicator of the middle of the site

**Date** 27 November 2014  
**Our Ref** 20878-SI-1-261114  
**Your Ref** 34638/PS  
**To** Pavithra Shivaramu  
Atkins  
Pavithra.Shivaramu@atkinsglobal.com



Hello Pavithra,

### Cotswold Road Sutton SM2 6NF

Thank you for your communication of 24<sup>th</sup> November 2014.

I can confirm that London Underground has no assets within 50 metres of your site as shown on the plan you provided.

Should you have any further enquiries, please do not hesitate to contact me.

Shahina Inayathusein  
Information Manager  
LUL Infrastructure Protection  
E-mail: Locationenquiries@tube.tfl.gov.uk  
Tel: 020 7918 0016

## Responses - Not Affected



National Records Centre  
Audax Road  
York, YO30 3GS  
Tel: +44 (0) 1904 386338

Pavithra S  
Atkins

Your Ref: 34638/PS  
Our Ref: 15667

Date 01/12/14

Dear Pavithra S

**Cotswold Road, Sutton**

With regards to your enquiry dated 24/11/14, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records (many of which have been inherited from predecessor Organisations) and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out. There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to me as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place

Yours faithfully,  
**Neil Southern**  
Distribution Manager



We have checked SSE's website and in this instance your area is not affected.



We have checked TrafficMaster's website and in this instance your area is not affected.

## Responses - Not Affected

### Sahu, Anima

**From:** UK OSP-Team [osp-team@uk.verizon.com]  
**Sent:** Monday, November 24, 2014 4:04 PM  
**To:** Statutory Enquiries  
**Subject:** RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to call.

Yours faithfully

Chris Pile

**Plant Protection Officer** E.mail [osp-team@uk.verizon.com](mailto:osp-team@uk.verizon.com)



Chris.Pile  
Plant Protection Officer OSP-Infrastructure  
Field Operations, UK  
Office: 01293 611736  
Mobile: 07990 774438  
[www.verizon.com](http://www.verizon.com)

**From:** Statutory Enquiries [<mailto:AtkinsStatutory.Enquiries@atkinsglobal.com>]  
**Sent:** 24 November 2014 08:43  
**To:** National Plant Enquiry's; 'Easynet'; 'Environment agn'; 'Interoute'; 'McNic'; 'Global Crossing New'; 'Networkrail'; 'Telentelia.Plantenquiries@telent.com'; 'verizonbusiness'; 'plantenquiries@energetics-uk.com'; 'plantenquiries@cityfibreholdings.com'; [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [delivery@arqiva.com](mailto:delivery@arqiva.com); [ltassetrequest@tfl.gov.uk](mailto:ltassetrequest@tfl.gov.uk); [LULHVpowerassets@tfl.gov.uk](mailto:LULHVpowerassets@tfl.gov.uk); [plantenquiries@tfl.gov.uk](mailto:plantenquiries@tfl.gov.uk)  
**Subject:** PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

To whom it may concern,

**Please reply to this Email id: - [AtkinsStatutory.Enquiries@atkinsglobal.com](mailto:AtkinsStatutory.Enquiries@atkinsglobal.com);**

McNicholas - Please reply for KPN & TATA

[34638/PS - Cotswold Road, Sutton - 525954.162355 - SM2 5NF](#)

[Works Description- Building Works - Low Rise](#)

[Reply required by date - 01/12/2014](#)

Please find attached a plant enquiry with corresponding map for your attention. Please could you send us plans showing the location of your company's affected plant to the below address quoting our reference number and the name of the scheme shown above. **Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.**

1

### Sahu, Anima

**From:** Nair, Deepthi  
**Sent:** Tuesday, November 25, 2014 10:00 AM  
**To:** Statutory Enquiries  
**Subject:** RE: PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

**This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.**

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team  
T: 01454 662881  
E: [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com)

ATKINS working on behalf of Vodafone



### PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

Diversionary works may be necessary if the existing line of the highway/railway or it's levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com). These estimates should be provided normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

**From:** Shivaramu, Pavithra **On Behalf Of** Statutory Enquiries  
**Sent:** 24 November 2014 14:13  
**To:** National Plant Enquiry's; 'Easynet'; 'Environment agn'; 'Interoute'; 'McNic'; 'Global Crossing New'; 'Networkrail'; 'Telentelia.Plantenquiries@telent.com'; 'verizonbusiness'; 'plantenquiries@energetics-uk.com'; 'plantenquiries@cityfibreholdings.com'; [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [delivery@arqiva.com](mailto:delivery@arqiva.com); [ltassetrequest@tfl.gov.uk](mailto:ltassetrequest@tfl.gov.uk); [LULHVpowerassets@tfl.gov.uk](mailto:LULHVpowerassets@tfl.gov.uk); [plantenquiries@tfl.gov.uk](mailto:plantenquiries@tfl.gov.uk)  
**Subject:** PLANT ENQUIRY: 34638/PS - Cotswold Road, Sutton

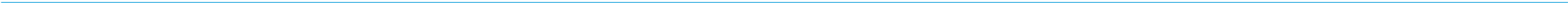
To whom it may concern,

**Please reply to this Email id: - [AtkinsStatutory.Enquiries@atkinsglobal.com](mailto:AtkinsStatutory.Enquiries@atkinsglobal.com);**

McNicholas - Please reply for KPN & TATA

1





Appendix

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B





1

17<sup>th</sup> Sept 2014

Ref:eb/rpt/SHV3  
Your Ref:

Terry Murphy  
Epsom and St Helier Hospital Trust  
Sutton Hospital  
Cotswold Road  
Sutton, Surrey  
SM2 5NF

Dear Mr Murphy

#### Preliminary Arboricultural Survey – Sutton Hospital

Further to my site visit of the 9<sup>th</sup> of September 2014, I enclose a preliminary Tree Constraints Plan (TCP) to assist the design team. For your information, I have identified trees which will have both a 'High' and 'Medium' influence on design. I have also shown an approximate Root Protection Area (RPA) to indicate where construction may be limited. RPA's are a standard design tool recommended by the British Standard *BS5837 (2012) Trees in relation to design, demolition and construction* and they are calculated as a factor of tree trunk diameter.

The tree stock is varied in age and value. Many of the 'original' planting still in good condition and these trees represent the primary constraints of the site. The more recent 'infill' planting largely comprises smaller ornamental planting, which largely can be replaced.

*Example of a 'Moderate' value trees (Wellingtonia along boundary with Cotswold Road)*



The trees categorised as having a 'High' influence on design are the prominent landscape features with considerable amenity value. These trees should be retained and accommodated within the development and are considered to be design altering features. A scheme that creates an unsustainable juxtaposition between trees and built form and requires, or may lead to the removal of such tree, is unlikely to be acceptable. Under these circumstances, replacement planting would not be sufficient to mitigate for these loss of high value trees.

I have shown an approximate RPA on the TCP and this provide an indication of the rooting area of these trees. Whilst this is not necessarily an exclusion zone, protection of tree roots in this area is required. Modern building techniques and foundation design will allow for construction within the RPA's of retained trees but usually precludes changes in soil levels or excavations beyond 100mm. Therefore a piled, pad, slab or cantilevered foundation can be a design solution in these circumstances.

Providing sufficient canopy clearance and avoiding 'post development pressure' is of equal importance, to the below ground constraints. The design should not be based on the premise that trees can be pruned back or reduced in size to accommodate structures. Consideration of factors such as direct shade, leaf fall and future growth should be given to the retained trees, particularly these high value examples.

Trees which have a 'Medium' influence on design will require the same provision as the 'High' trees where they are to be retained. These trees typically have amenity value and landscape function, but are downgraded slightly either due to diminished health or condition or are less prominent in the wider landscape. The retention of these trees is equally desirable, but it may be possible to provide mitigation through replacement planting, if they cannot be accommodated within the development.

In broad terms, the remaining trees not shown on the TCP, have a 'Low' influence on design. These trees either have significant structural or physiological defects, a low life expectancy or have limited landscape value. The removal of these trees would usually be deemed as acceptable, although it may be desirable to replace the more prominent trees, if their removal is sort.

It is worth noting that there are a small number of mature trees which have been included within the 'Low' category, even though they are prominent within the landscape. Whilst on the surface these appear to be valuable, I have not included them due to arboricultural defects. An example is a few of the Horse Chestnut trees which are suffering from 'Bleeding Canker', a disease which will result in their premature loss. Some of the Beech trees also have inherent defects, with weak branch unions, which have resulted in their downgrading.

2



*Bleeding Canker is present on a number of the Horse Chestnut trees, limiting their value*



Related to this point, I have also taken some account of trees (and therefore excluded them) which can easily be replaced as part of the landscaping measures. Over the last decade the ease of sourcing and availability of semi mature trees from UK Nurseries has improved considerably. This means that small and medium sized trees can be directly replaced without visual impact to the site.

Finally, I have also included the line of 'off-site' trees growing within the verge along Cotswold Road. Whilst obviously these are not within the build envelope or ownership of the Hospital, the overhanging canopies of these trees (which extend 6 or 7m) should also be a design consideration in preventing potential conflicts

I hope that this is clear and helpful but if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'E. Buckton'.

Edward Buckton  
BSc (Hons) Forestry, M. Arbor A.



Appendix

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Appendix

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The Mayor and Burgesses of the London Borough of Sutton  
Civic Offices  
St. Nicholas Way  
Sutton  
SM1 1EA

ARCADIS  
2 Craven Court  
Willie Snaith Road  
Newmarket CB8 7FA  
Tel: +44 (0) 1638 674767  
Fax: +44 (0) 1638 668191  
www.arcadis-uk.com

Dear Sirs

**Decontamination Survey Report relating to Sutton Hospital, Cotswold Road, Sutton ("the Site")**

We refer to our Decontamination Survey report dated December 2014 prepared for Epsom & St Helier University Hospitals NHS Trust in respect of the Site ("the Report").

**1. Duty of care**

In consideration of you paying to us the sum of £1 (receipt of which we acknowledge), we agree that you shall be entitled to make use of and to rely upon the Report in so far as it relates to the part of the Site purchased by you and warrant to you that in preparing the Report and in carrying out our services for the purpose of producing the Report we have exercised all the reasonable skill and care to be expected of a competent and properly qualified consultant experienced in carrying out such services in relation to sites such as the Site.

**2. Professional indemnity insurance**

We warrant to you that there is in force a policy of professional indemnity insurance covering our liabilities for negligence in the preparation of the Report and associated services with a limit of indemnity of not less than £5 million for any one occurrence or series of occurrences arising out of each and every claim. We agree to maintain such insurance at all times until 6 years after the date of the Report provided such insurance is available on commercially reasonable terms having regard (inter alia) to premiums required and policy terms obtainable.

If for any period such insurance is not available on commercially reasonable terms we shall obtain in respect of such period such reduced level of professional indemnity insurance as is available and as would be fair and reasonable in the circumstances for us to obtain.

Whenever reasonably required to do so by you we shall provide to you documentary evidence that the insurance required under this letter is being maintained.

**3. Copyright**

We grant to you an irrevocable non-exclusive royalty-free license to use and reproduce the Report for the purposes of the development of the Site but the copyright in the Report shall

Date:  
12<sup>th</sup> March 2015

Contact:  
Matthew Bean

Telephone:  
+44 (0) 1638 674767

Email:  
Matthew.Bean@Arcadis-UK.com

Mobile:  
+44 (0) 7811 109418



Page 2

remain vested in us. We agree to supply you on written request with copies of the Report, on payment of a reasonable copying charge.

**4. Assignment and third party reliance**

The benefit of this letter may be assigned on three occasions only to any party who acquires an interest in the Site.

**5. Limitation of Liability**

Our total liability to you howsoever arising out of or in connection with this letter shall be no greater than our liability to Epsom & St Helier University Hospitals NHS Trust in relation to the Report.

Yours faithfully,

**Helen Hayward**  
Partner





**Draft Decontamination Survey**  
**Sutton Hospital**  
Cotswold Rd,  
Sutton, Surrey  
SM2 5NF

**December 2014**  
**319181000\_01**

Epsom and St Helier University NHS Trust  
Wrythe Lane, Carshalton,  
Surrey SM5 1AA

Prepared by:




**EC Harris (UK) Limited**  
2 Craven Court  
Newmarket  
CB8 7FA  
Tel: 01638 674767  
Fax: 01638 668191  
www.arcadis-uk.com

**Draft Decontamination Survey**  
**Sutton Hospital**  
**3191810001\_01 /December 2014**

#### Report Details

<b>Client</b>	Epsom and St Helier University NHS Trust
<b>Address</b>	Wrythe Lane, Carshalton, Surrey SM5 1AA
<b>Report Title</b>	Draft Decontamination Survey
<b>Report Number</b>	3191810001_01
<b>Report Date</b>	December 2014

#### Quality Assurance

Issue Number /Status	Date	Prepared By	Technical Review	Authorised by
01 First Issue	December 2014			
		Sarah Grainger Senior Consultant	Liz Stenton Senior Consultant	Matthew Bean Associate

If you have any queries regarding this project, please contact ARCADIS.



Draft Decontamination Survey  
Sutton Hospital  
3191810001\_01 /December 2014

Draft Decontamination Survey  
Sutton Hospital  
3191810001\_01 /December 2014

## Table of Contents

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Objectives .....	1
1.2	Reliability of Information / Limitations .....	1
<b>2</b>	<b>METHODOLOGY .....</b>	<b>2</b>
<b>3</b>	<b>SUMMARY .....</b>	<b>4</b>
3.1	Significant Chemical Stores .....	4
3.2	Boiler houses .....	4
3.3	Made Ground .....	5
3.4	Substations and Transformers .....	5
3.5	Building Fabric and Fixtures .....	5
3.6	Asbestos .....	5
3.7	Clinical Waste .....	6
3.8	Medical Equipment .....	6
3.9	Air Conditioning Units .....	7
3.10	Lifts .....	7

## Figures

- 1 Site Layout Plan
- 2 Areas of Concern

## Appendices

- A Study Limitations
- B Site Inventory
- C Site Plans
- D Site Photographic Log (presented on CD)

## 1 INTRODUCTION

EC Harris (UK) Limited (ARCADIS) was commissioned by Epsom and St Helier University NHS Trust to undertake a Decontamination Survey to support future commercial negotiations with prospective Site purchasers at Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF (the Site).

A hospital has been on the Site since circa.1895 with the footprint of buildings developing over time. The hospital now encompasses a variety of buildings of different ages and construction however the majority of these are now no longer operational.

It is our understanding that Epsom & St Helier University Hospitals NHS Trust are considering the divestment of the NHS Sutton Hospital Site in 2015 and require specific information to support the future commercial negotiations with prospective purchasers.

Based on our discussions, at this stage the priority is for the delivery of survey information on potential hazardous materials in the building and potential building fabric contamination.

### 1.1 Objectives

To undertake an assessment of the Site footprint as per the boundary provided by the Client, see Figure 1. The survey included an assessment of hazardous materials and other issues pertinent to the decontamination of the Site.

### 1.2 Reliability of Information / Limitations

ARCADIS' liability, pursuant to the terms of the appointment of ARCADIS by Epsom and St Helier University NHS Trust is strictly limited to the work undertaken and the matters contained and specifically referred to in this report.

As with any Site surveying, this project will capture a moment in time, documenting the facility's operations during a limited period of time during the Site visit. All possible operating scenarios may not be observed during the limited timeframe that the ARCADIS auditor is on-Site. The audit is based on information provided by Epsom & St Helier University Hospitals NHS Trust; records contained in files at the Site; direct observation of the operations (where applicable), equipment, and procedures at the facility; and direct verbal communication with Epsom & St Helier University Hospitals NHS Trust employees or other people on-Site at the time of the audit who have a knowledge of the Site. Information obtained from these sources will be assumed to be correct and complete. ARCADIS cannot assume any responsibility for findings or lack of findings based on misrepresentation of information presented to the ARCADIS Auditor or for items/issues not visible, accessible, or present at the Site at the time of the Site visit.

No building fabric sampling has been undertaken during this phase of work. A copy of ARCADIS' study limitations is presented in Appendix A

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Sutton Hospital  
3191810001\_01 /December 2014

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Sutton Hospital  
3191810001\_01 /December 2014

## 2 METHODOLOGY

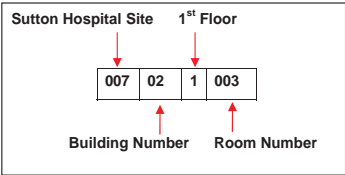
The decontamination survey of the entire Site footprint comprised the following:

- **Data Review** – review of available information on hospital usage, known areas of radiological risk, laboratories, mortuaries, clinical waste storage areas, hazardous fixtures and fittings, chemical and pharmaceutical storage areas, research and development areas, bulk fuel storage areas and review of existing asbestos survey reports.
- **Site Walkover** – undertaken by two senior level ARCADIS environmental consultants with experience in Site decommissioning, demolition and building contamination surveys.
- **Reporting** – production of a high level summary report with an inventory and photographic log of different buildings/ rooms and a labelled Site layout plan. The Site inventory is provided as Appendix B to this report; this identifies higher risk areas with regards to potential building and Site contamination. A summary of potential areas of concern is presented in Figure 2.

Site plans are provided in Appendix C and the Photographic Log is provided in Appendix D (please refer to the enclosed CD).

A separate intrusive Asbestos Survey has been completed by Assured Safety Management Ltd; the output should be reviewed in conjunction with this report.

Every building on the Site has a unique code reference as detailed in the table overleaf along with dates of construction and last occupation. The majority of rooms on the Site also had a unique code and the report output is referenced against this. An explanatory example is provided below.



A number of buildings were excluded from the survey on the grounds of Health and Safety and/or access restrictions. These included:

- A Block
- B Block
- Back Pain Clinic (Former Pathology Building)

Due to continued occupation by Site staff, access could not be obtained to the 1<sup>st</sup> floor of the Gate House. Access was only permissible to one of the villas on Maple Walk (Number 2).

Table 1: Sutton Hospital Building Details

Building Number	Building Name	Reported Building Construction Date	Closure Date
00701	Cheviot House	1935	August 2012
00702	Main Building	1935	March 2014
00703	Physio Ward	1962	March 2014
00704	Pathology/ Back Clinic	1935	March 2014
00705	Eye Unit/OPD	1955	Active
00706	Bungalow	1975	Active
00707	A Block	1860	2004
00708	B Block	1860	Unknown
00709	C Block	1860	March 2013
00710	Gym	1975	March 2014
00711	Malvern/ Downsdays	1954	August 2013
00712	Main Boilerhouse/ Maintenance	1964	March 2014
00713	Cumbrian	1975	August 2012
00714	Chiltern	1975	August 2012
00716	Gate House	1860	Active
-	Maple Walk	1950	Active

(Information provided by Epson & St Helier University Hospitals NHS Trust)

### 3 SUMMARY

A full break down of the survey output by building and room numbers is provided in Appendix B. Potential areas of concern are highlighted on Figure 2. The key findings are summarised under bullet lists below.

#### 3.1 Significant Chemical Stores

There was minimal chemical storage noted on-site with the exception of the Malvern Building. It was also noted that there was olfactory evidence of hydrocarbons in the adjacent basement which could be attributed to either the undercroft storage or the adjacent Boiler House aboveground storage tank (AST).

- Malvern Undercroft – significant quantity of drums, containing fuel and chemicals;
- Operating Theatre, Main Building – Hydrogen Peroxide consignment;
- AST – Main Boilerhouse (300,000L);
- AST – B Block (15,000L);
- AST – Eye Unit (15,000L);
- AST – Back-up generator (1,000L); and
- AST – Unconfirmed eastern boundary near Cumbrian.

#### 3.2 Boiler Houses

These were confirmed to be present at a number of locations across the Site. All were found to be gas fed, however several were adjacent to bulk fuel storage tanks and therefore may have previously run from oil.

- Main boiler House/ maintenance (300,000L tank adjacent and smaller tank inside back-up generator room);
- Main building;
- Block C;
- Block B (15,000L tank adjacent);
- Cumbrian (unconfirmed tank to the east);
- Physio Ward;
- Cheviot;
- Operational Hospital/ Eye Unit (15,000L); and
- Back Unit (formerly Pathology).

#### 3.3 Made Ground

An air raid shelter was encountered immediately in front of the Main Building within the area identified for demolition and redevelopment. No access could be achieved to the shelter however significant debris was visible within the shelter, potentially including asbestos containing materials (ACM).

Immediately to the south of Block B is a raised area (approximately 200m<sup>2</sup>) of made ground with a concrete plinth visible in places. Site staff suspects this may have been a water reservoir or foundations from a previous building.

#### 3.4 Substations and Transformers

Two substations were located on Site; one on the northern Site boundary by Chiltern Road and the second to the north of the Malvern Building. The former was owned by South Eastern Electric and the latter UK Power Networks.

A transformer was also encountered in the Main Boilerhouse as part of the back-up Generator equipment set up.

#### 3.5 Building Fabric and Fixtures

The use of lead paint in primer and gloss began to be phased out from the 1960s, with most lead-based paint banned in Europe from the 1970s except for use by professional decorators. An outright ban was implemented in 1992 (with the exception of use in historic buildings). Given the age of all of the buildings on Site, it is possible that lead paint may potentially be present at all of the locations inspected, particularly the older buildings (A Block, B Block, and C Block).

Similarly, lead pipes were banned in Europe in the 1970s. Whilst many of the buildings have been modernised internally with respect to bathroom and kitchen fittings, the potential nevertheless remains for lead pipes to be present in the majority of buildings on the Site. Lead flashing was noted to be present across the majority of the building roofs.

There is potentially significant scrap value associated with the numerous metal radiators, window frames, ducts and pipe runs observed in the buildings.

In general, fluorescent lights dominate the light fixtures across the Site; these have been indicated in the inventory, along with significant deposits of waste fluorescent light tubes. Florescent tubes are typically hazardous waste as they often contain Mercury.

#### 3.6 Asbestos

The age of the buildings on the Site is such that it is considered that ACM is likely to be present in a variety of forms across all of them. Potential asbestos was identified in the form of ceiling tiles, flooring, toilet cisterns and lagging in the Site inventory. Only laboratory analysis will confirm whether these items are asbestos containing.

This survey does not constitute an asbestos survey and the existing asbestos management plan should be read in conjunction with this report to provide a more complete overview of

potentially hazardous materials. It is understood that a refurbishment/demolition asbestos survey will be undertaken by Assured Safety Management Ltd and this also should be read in conjunction with this report.

### 3.7 Clinical Waste

Small clinical waste bins (2 – 20L) were found throughout the operational buildings on the Site and included sharps bins. Large, external, clinical waste bins were identified at the following locations:

- Eye Unit (3 x 1100L bins);
- Site Perimeter, Cotswold Road (14 x 1100L bins);
- Gate House (1 x 100L bin);
- Operating Theatre (1,000L bin); and
- Podiatry (1,000L bin).

In addition, single sharps bins, small clinical waste containers and sanitary bins (2-20L) and isolated single bags of clinical waste were encountered in most of the buildings on Site and are referenced on the inventory in Appendix B.

### 3.8 Medical Equipment

With the exception of the clinical waste items outlined above and the operational part of the hospital, there was very little medical equipment identified on Site. Given that the function of the eye unit will transfer to other locations when the hospital closes, it has been anticipated that the bulk of this equipment will transfer with the staff.

- The X-Ray department has moved several times over the life of the hospital, however no equipment has been encountered on Site, with the exception of a limited number of wall mounted illuminated displays for the films in the operating theatres and the external warning signs above entry points. A box of undeveloped films was encountered in the Main Boiler House/ Maintenance Building; however these were not labelled as radiological hazards.
- Some equipment was encountered in the Operating Theatres (ceiling mounted lights, autoclaves, surgical tools *etc*). Other equipment encountered in the Main Building included a ventilator, ultrasound and medical computer interfaces.
- There is a pharmacy operating in the Operational Hospital/Eye Unit, again it is anticipated that these drugs will transfer with the unit transfer.
- The pathology department principally consists of two rooms used for blood drawing. The samples are collected via courier and analysed off-Site. Limited biohazard status can be attributed to these rooms.
- Approximately 15 boxes of hospital bed tables were encountered in the reception of the Chiltern Building and approximately 60 bagged, assumed new, hospital mattresses

were encountered on the ground floor of the Cumbrian Building. Four broken hospital beds were encountered in the storage areas in the Main Boiler House/ Maintenance Building.

### 3.9 Air Conditioning Units

An inventory of the Site air conditioning units has not been provided to date. Units were observed on the following buildings:

- Main Building;
- Cumbrian;
- Chiltern;
- Operational Hospital (Pharmacy, podiatry and eye unit); and
- Operating Theatres.

It was not possible to inspect the Fluorinated Gas content of any of the units except for a single unit on Cumbrian. This confirmed the presence of the chlorofluorocarbon (CFC) bearing refrigerant R22. This and any other units containing banned refrigerants will have to be subject to a stringent de-gassing programme by a registered contractor.

### 3.10 Lifts

Passenger lifts and the associated lift gear were encountered in the Chiltern Building and Main Building. Dumb Waiters were encountered in the Main Building and the Cumbrian Building.

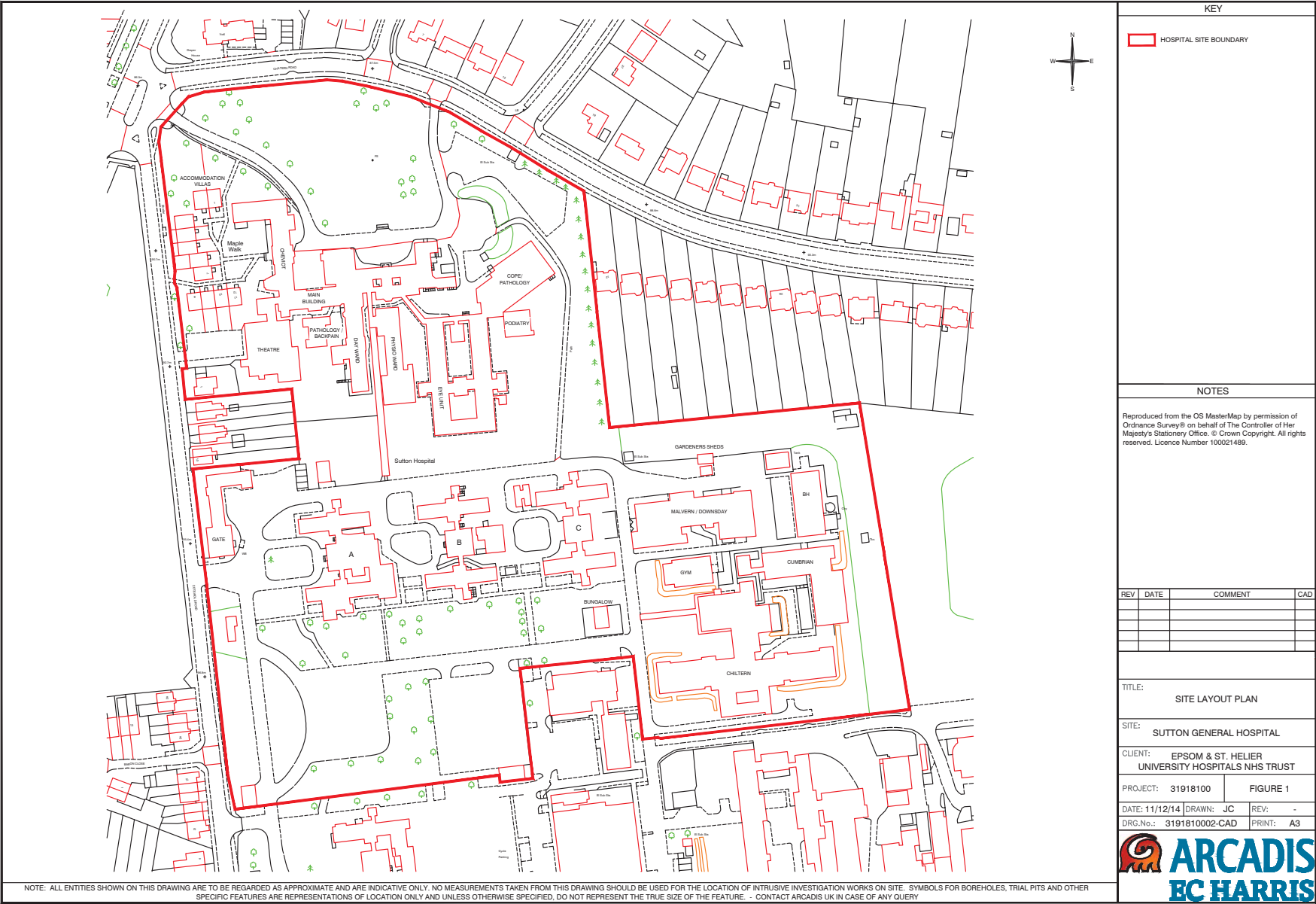


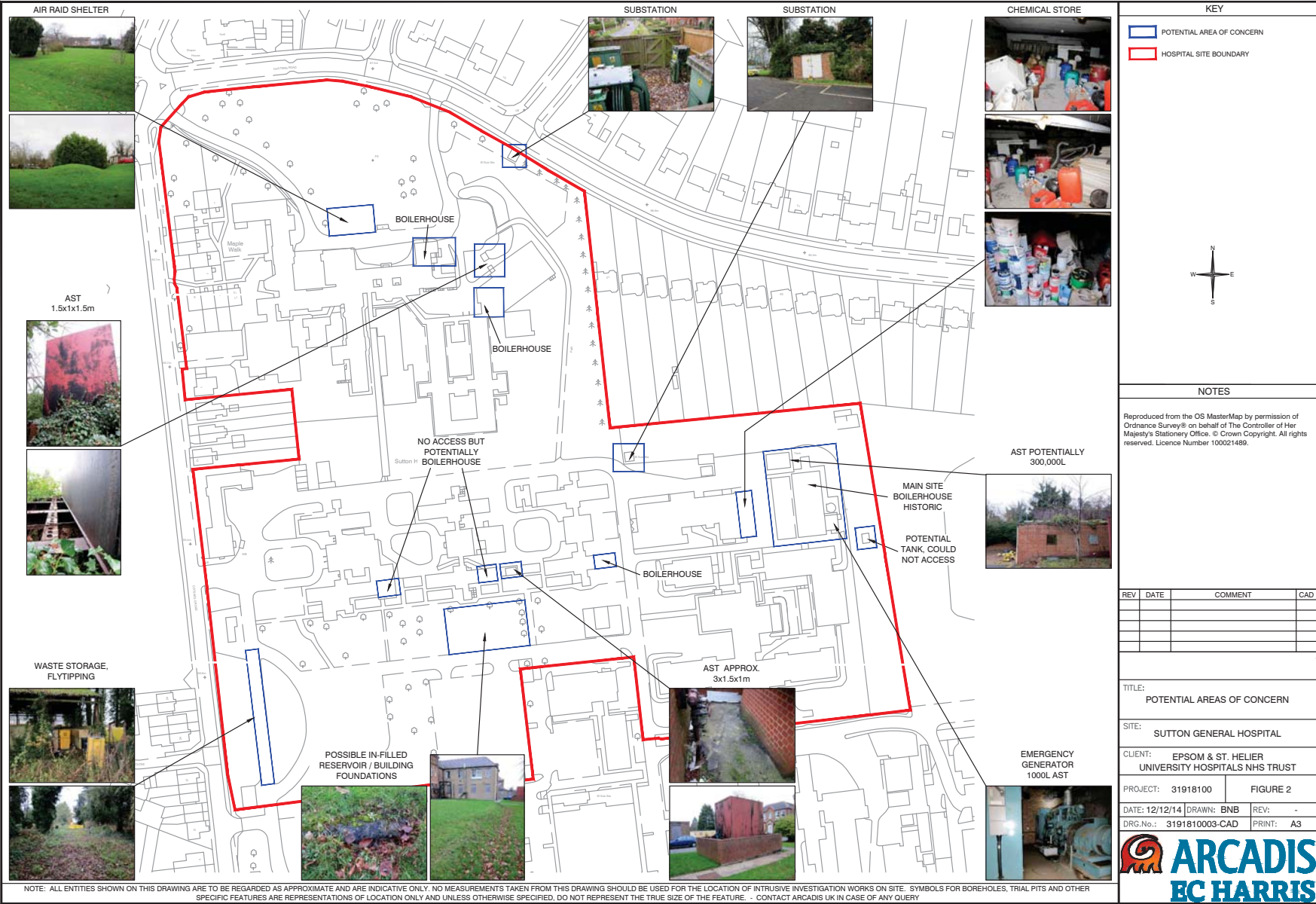
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Sutton Hospital  
3191810001\_01 /December 2014

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# FIGURES





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Sutton Hospital  
3191810001\_01 /December 2014

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Sutton Hospital  
3191810001\_01 /December 2014

Appendix A  
ARCADIS' Study Limitations

# APPENDICES

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3191810001\_01 /December 2014

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Sutton Hospital  
3191810001\_01 /December 2014

## APPENDIX A ARCADIS' Study Limitations

**IMPORTANT.** This section should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

- 1 This report has been prepared by EC Harris UK Ltd. ('ARCADIS'), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with Epsom & St Helier University Hospitals NHS Trust (the 'Client'). ARCADIS does not accept responsibility for any matters outside the agreed scope.
- 2 This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing.
- 3 Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. ARCADIS are unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
- 4 All work carried out in preparing this report has used, and is based on, ARCADIS' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which ARCADIS is aware, have been considered. Following delivery of the report, ARCADIS have no obligation to advise the Client or any other party of such changes or their repercussions.
- 5 This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
- 6 Whilst this report and the opinions made are correct to the best of ARCADIS' belief, ARCADIS cannot guarantee the accuracy or completeness of any information provided by third parties.
- 7 This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
- 8 This report refers, within the limitations stated, to the condition of the Site at the time of the inspections. No warranty is given as to the possibility of changes in the condition of the Site since the time of the investigation.
- 9 The content of this report represents the professional opinion of experienced environmental consultants. ARCADIS does not provide specialist legal or other professional advice. The advice of other professionals may be required.
- 10 Where intrusive investigation techniques have been employed they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases the investigation is further limited by Site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the Site have not been investigated.
- 11 If below ground intrusive investigations have been conducted as part of the scope, service tracing for safe location of exploratory holes has been carried out in line with the Esso Subsurface Clearance Procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on Site."
- 12 Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.

## Appendix B Site Inventory

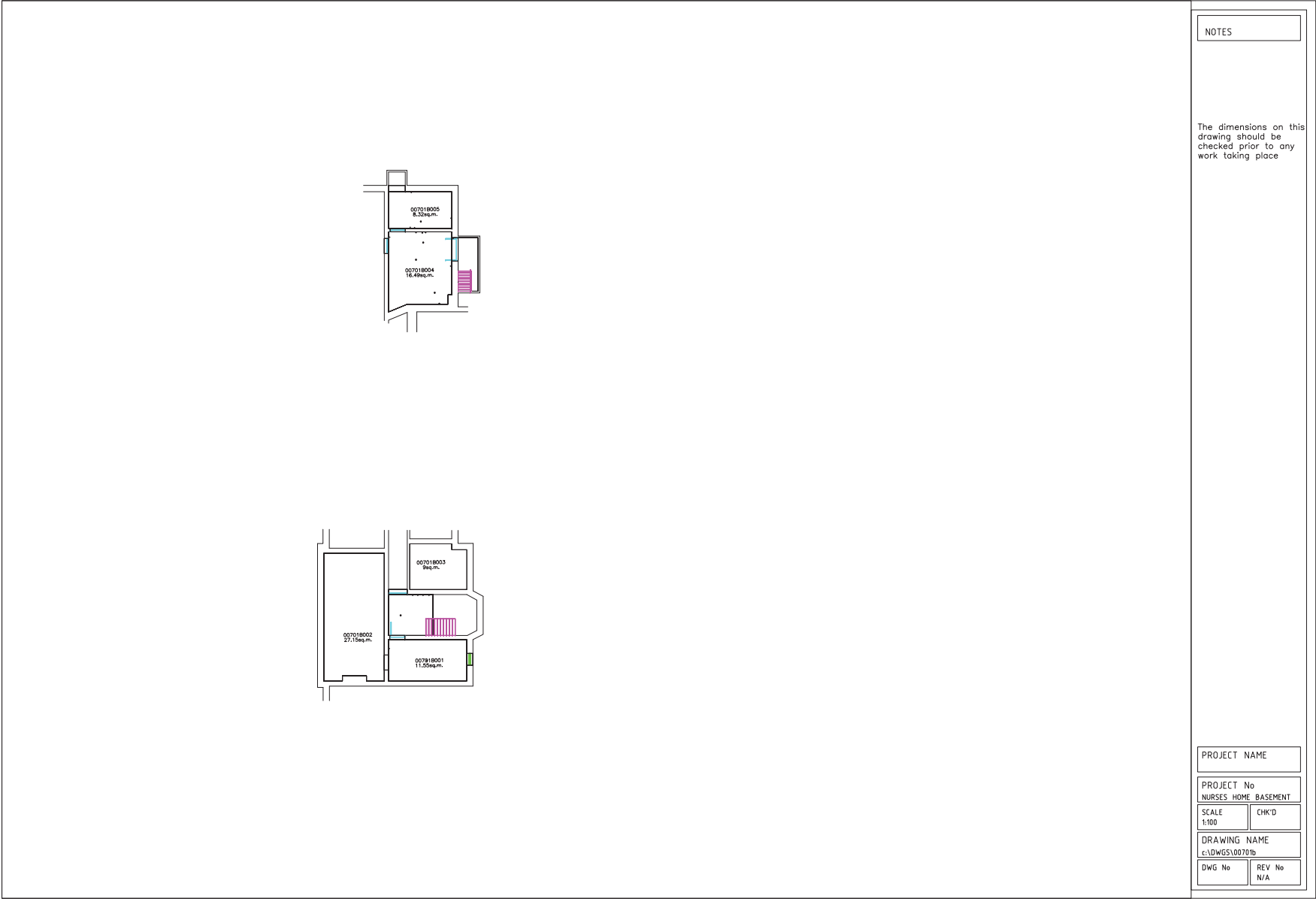


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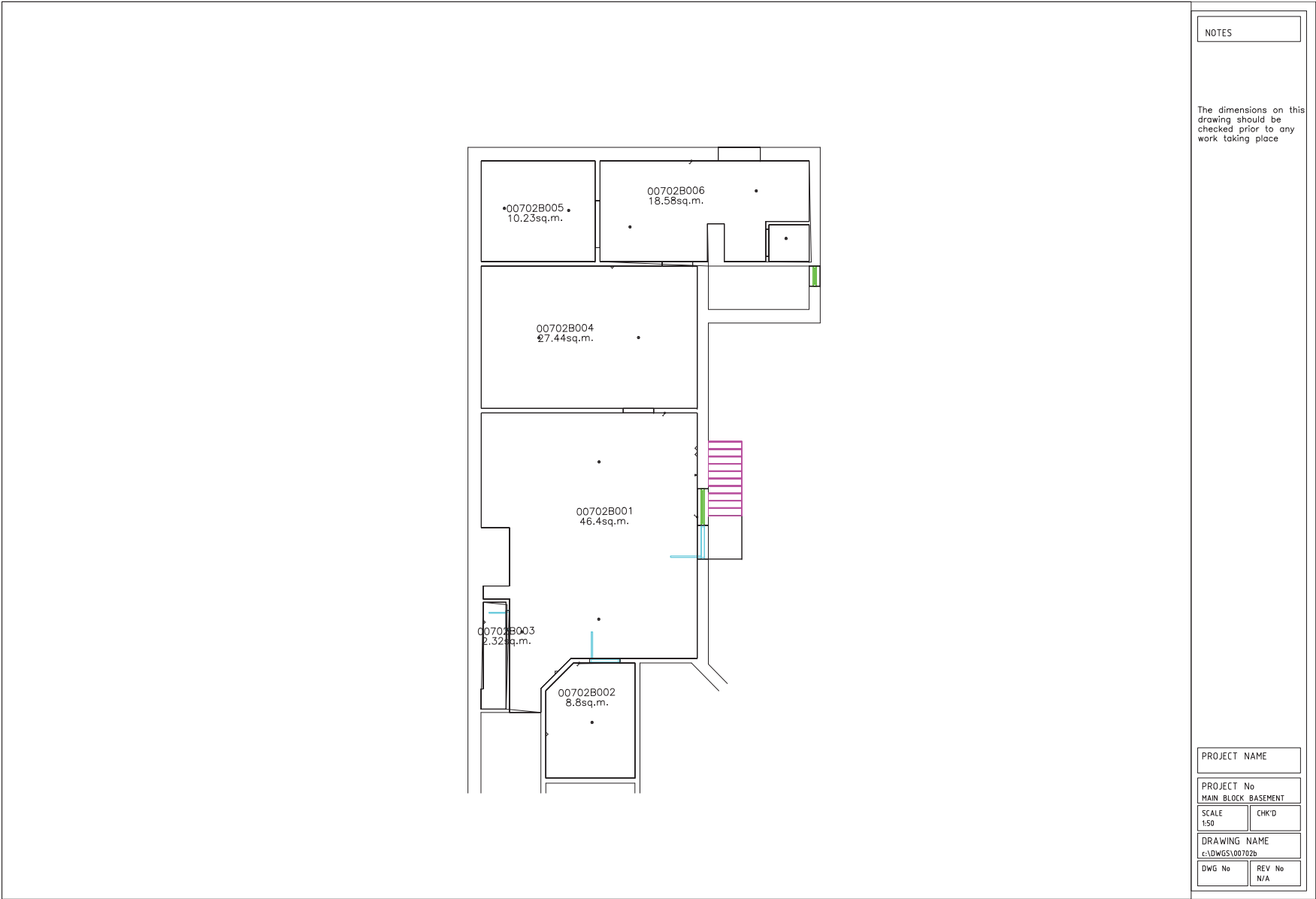
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3191810001\_01 /December 2014

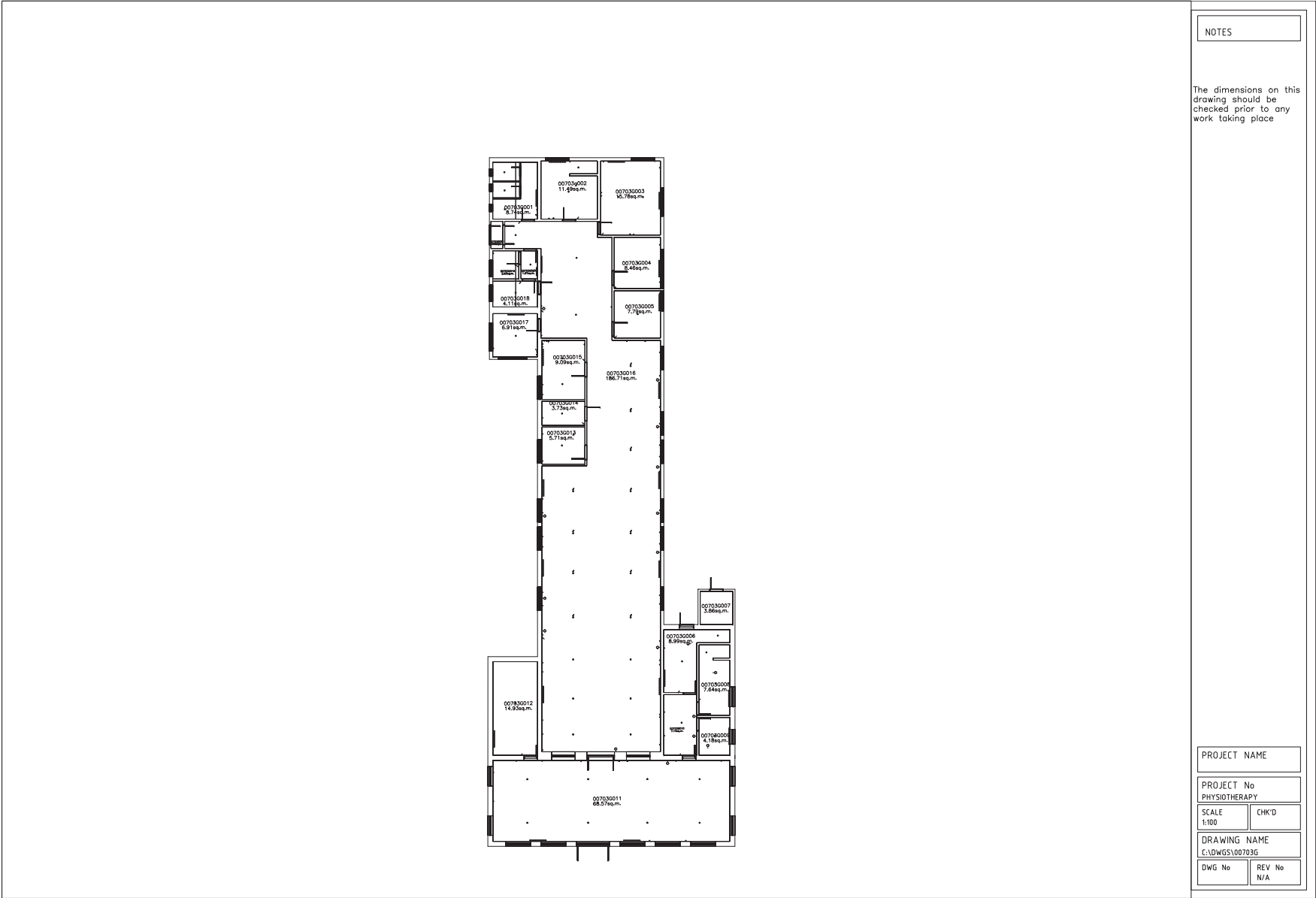
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Appendix C  
Site Plans

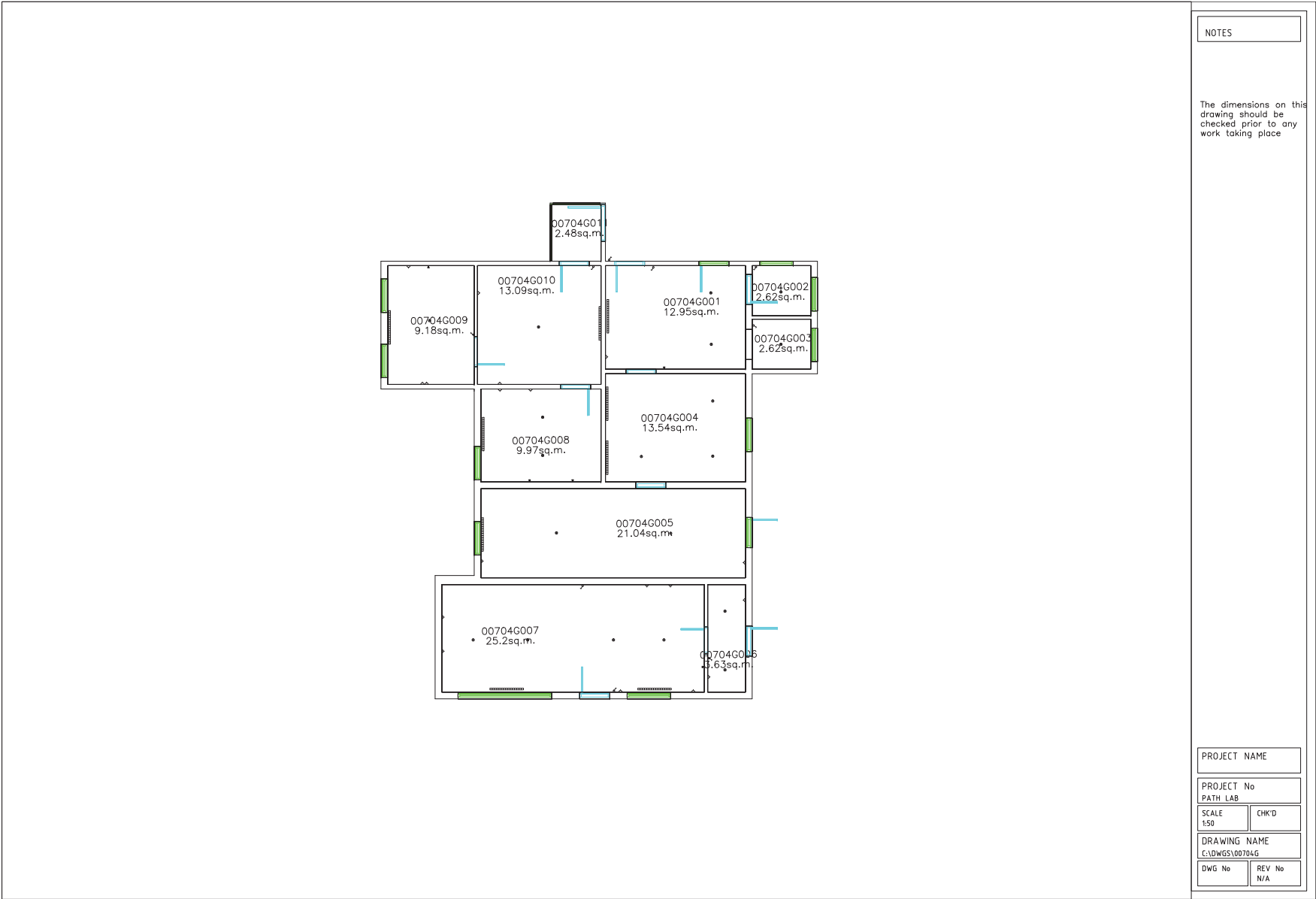


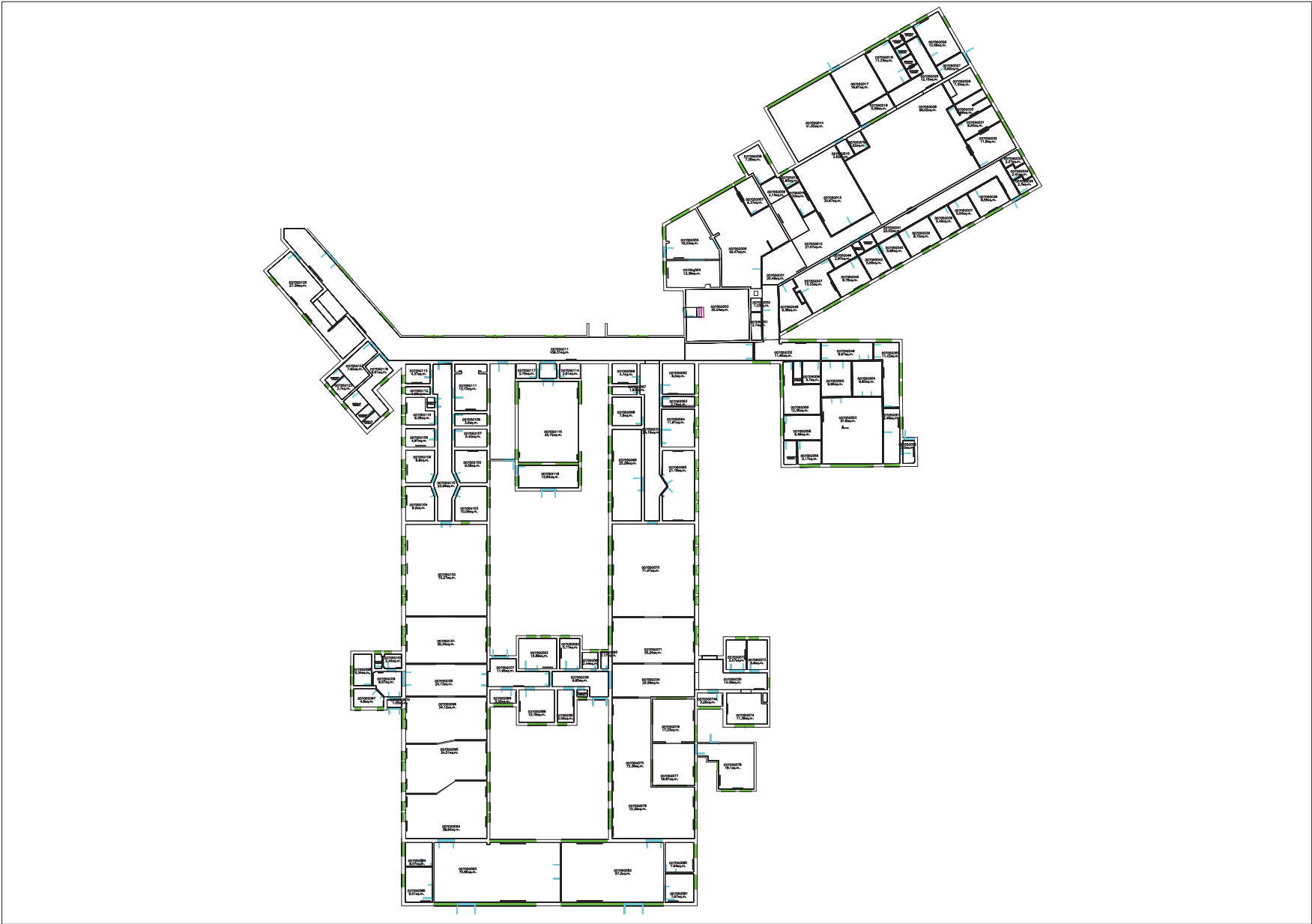


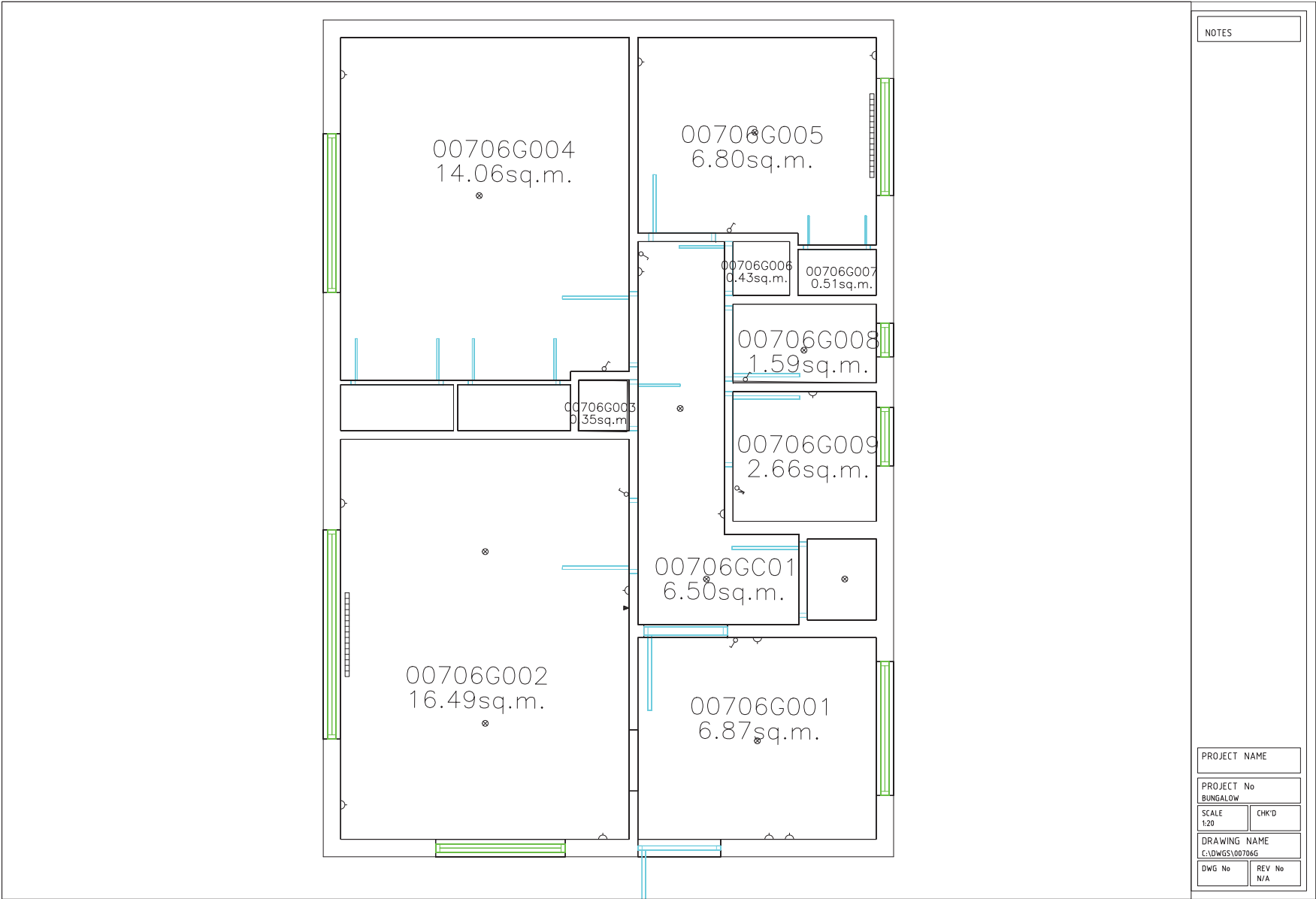


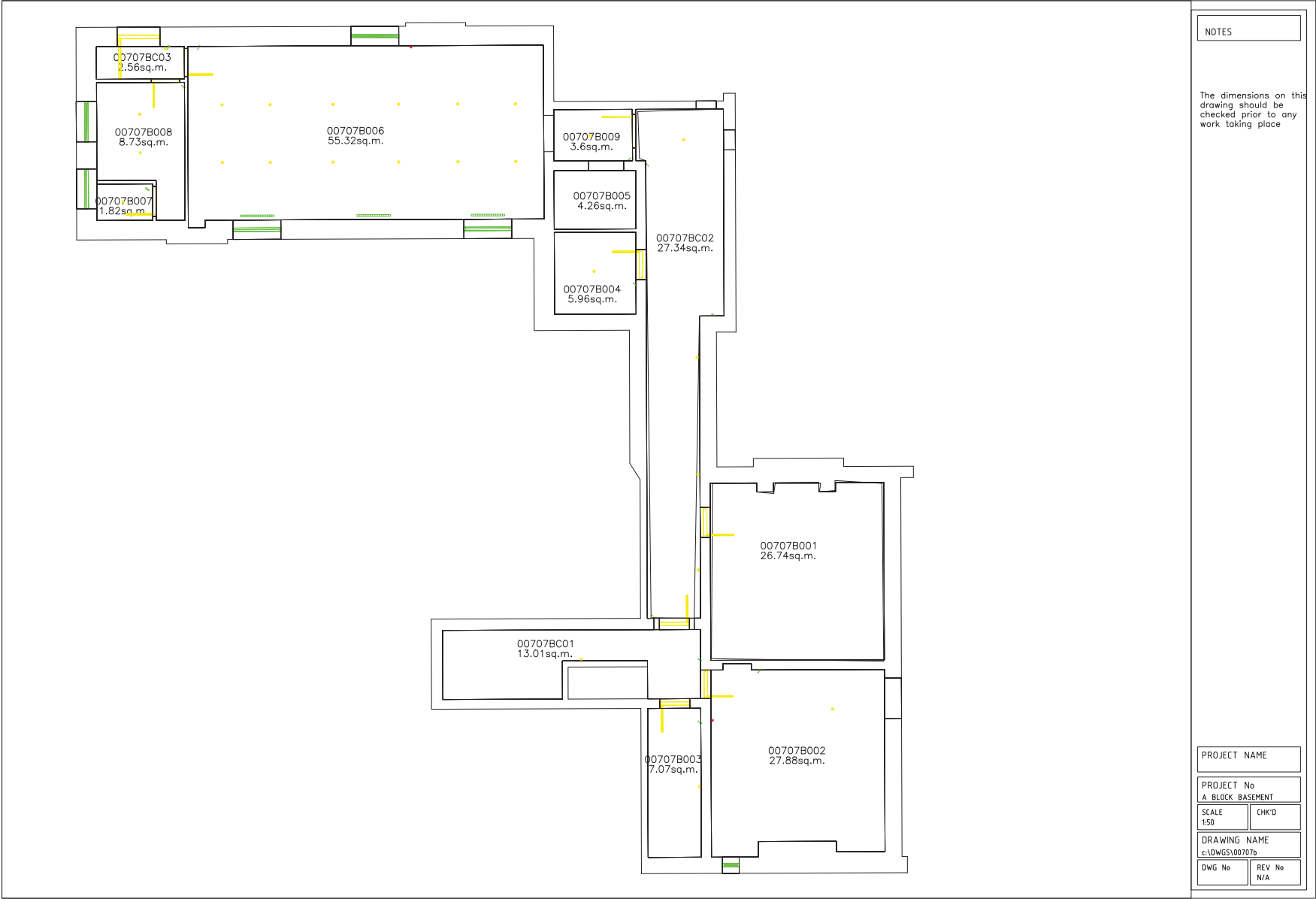


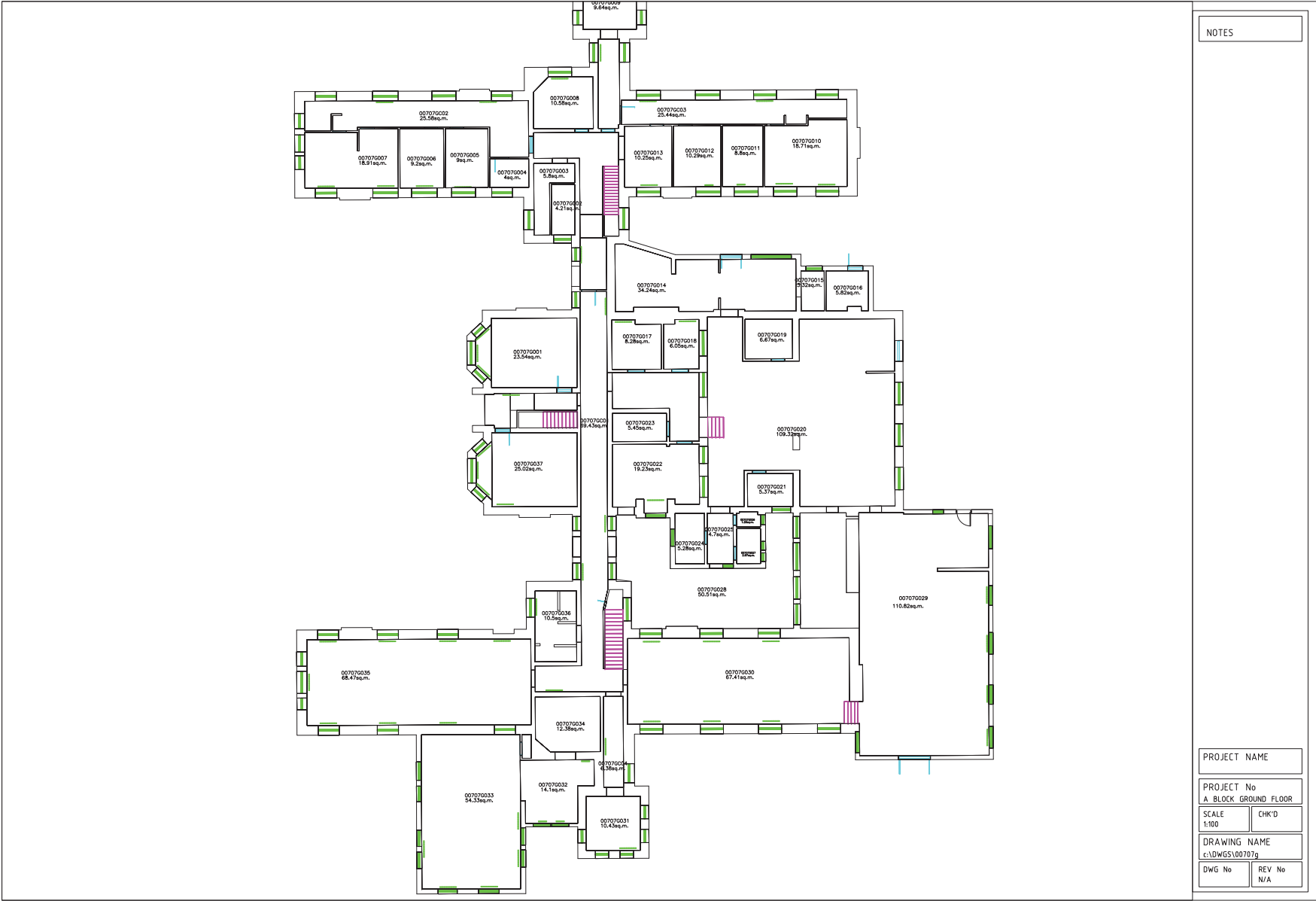




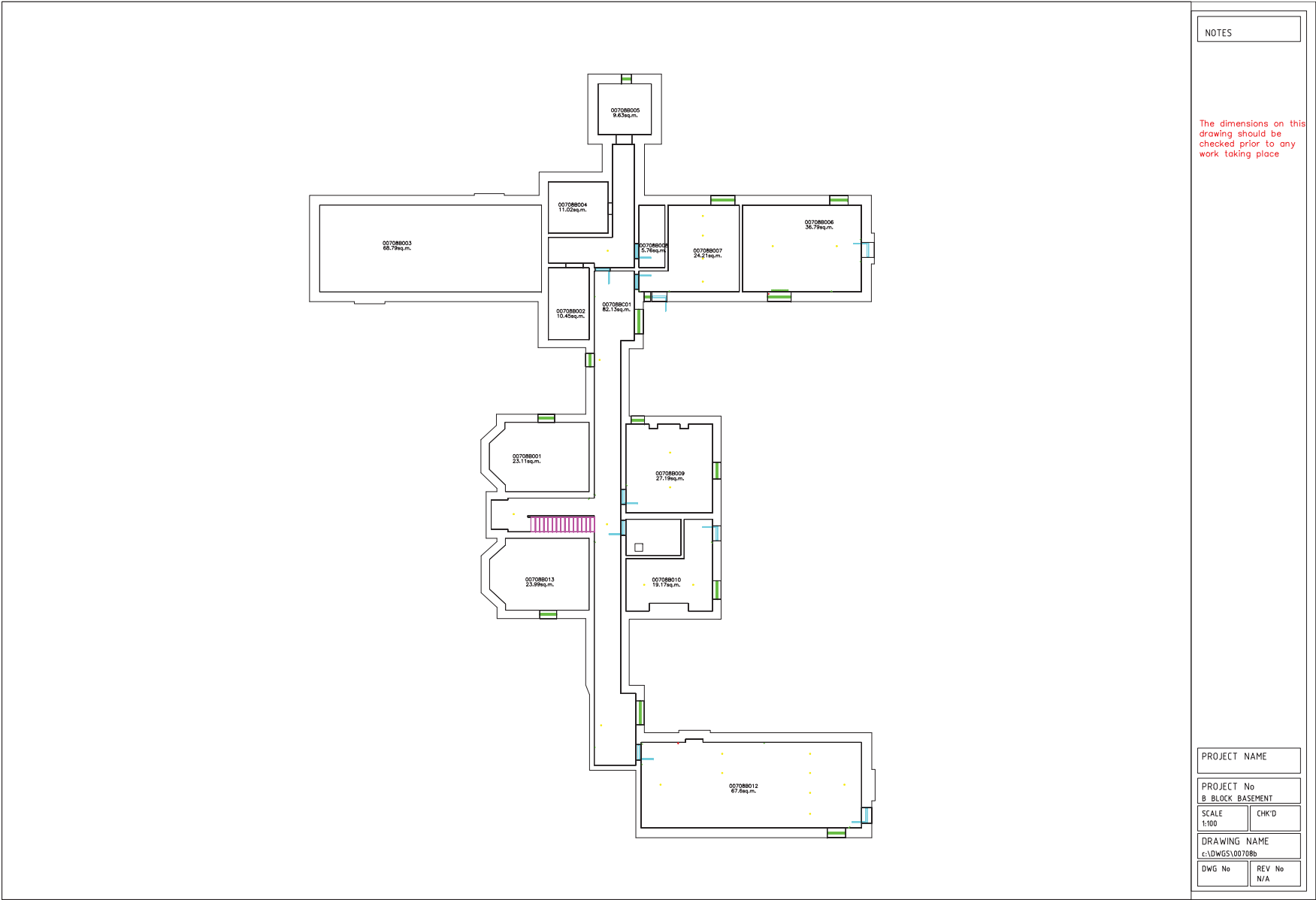


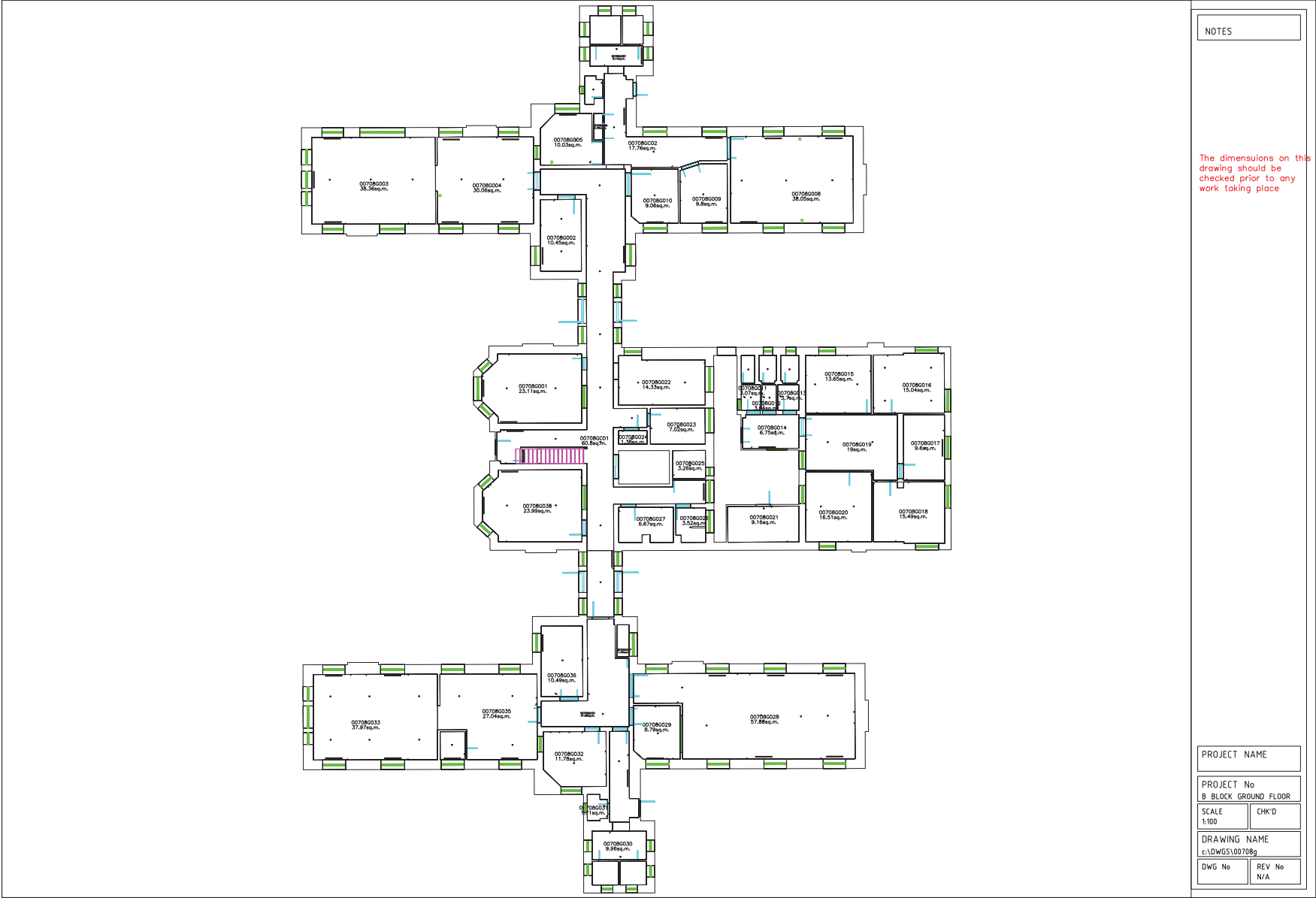


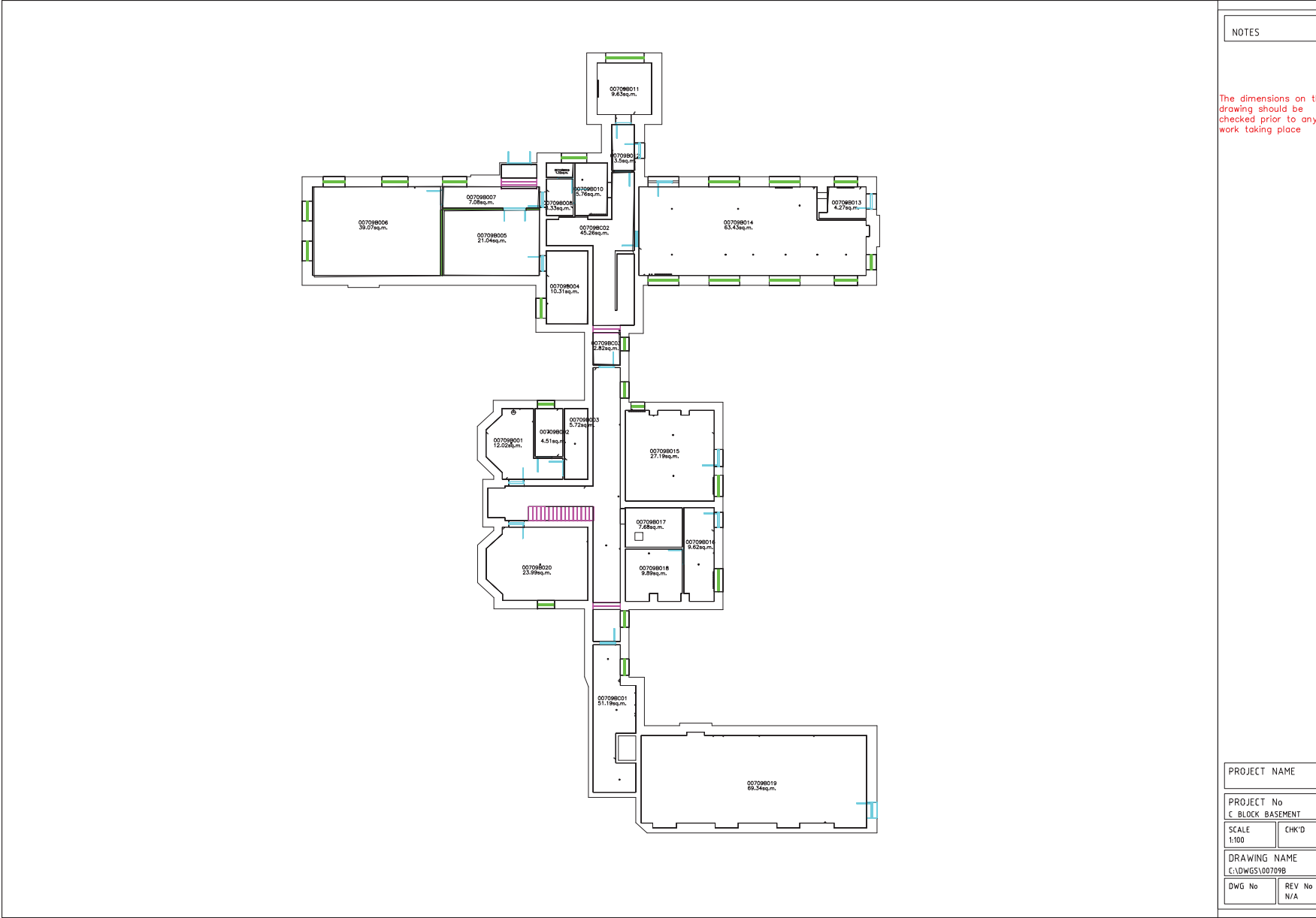


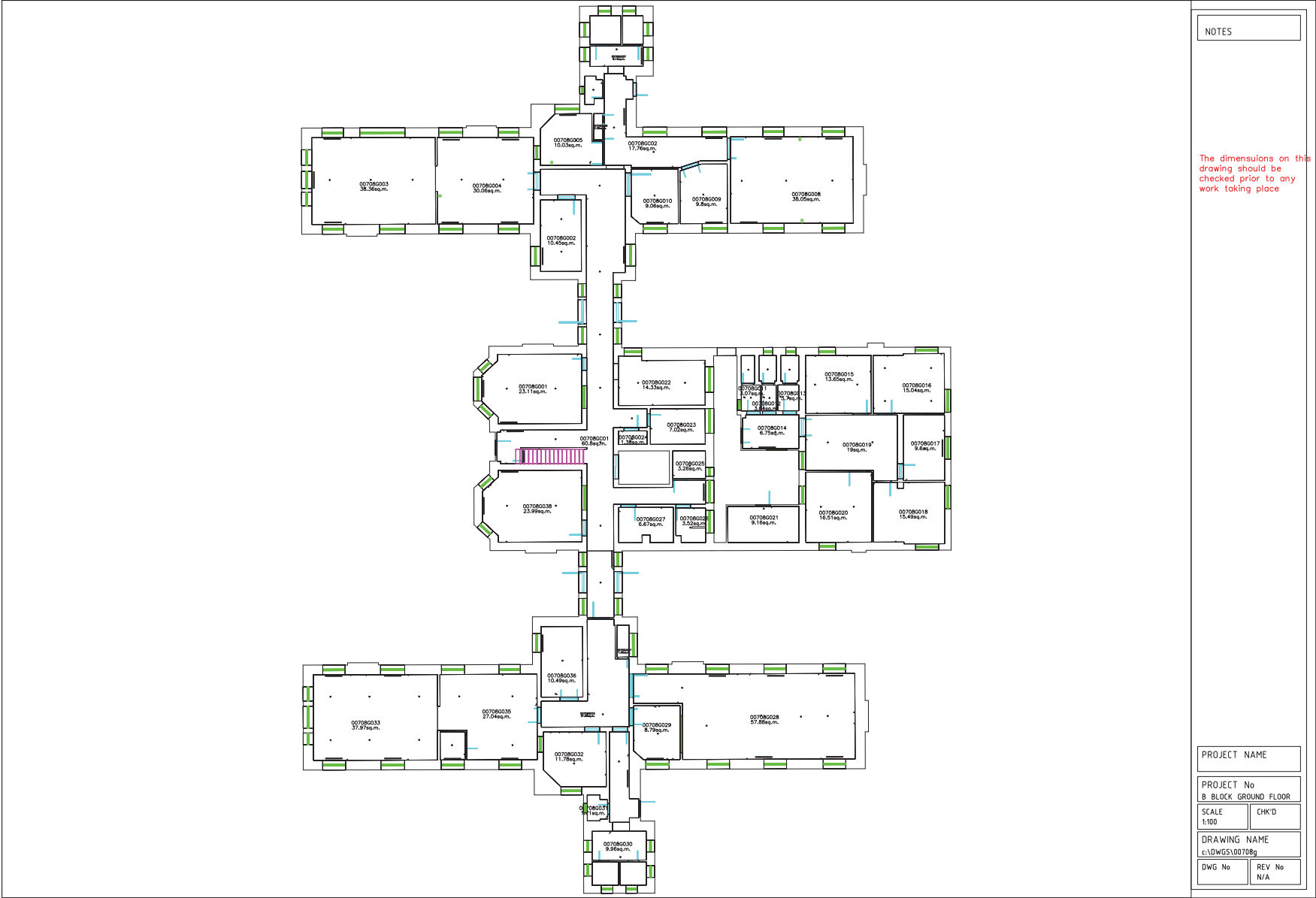


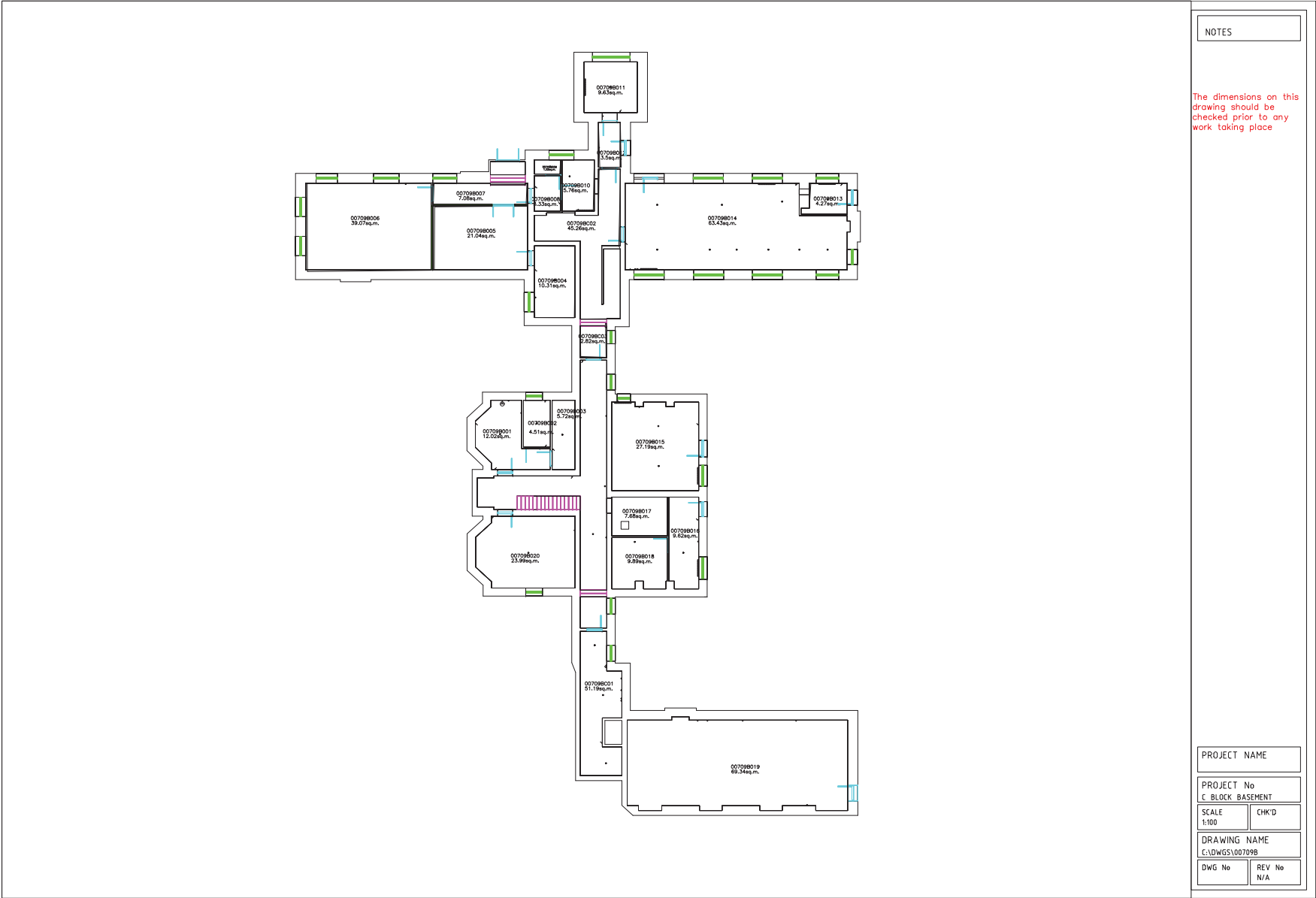




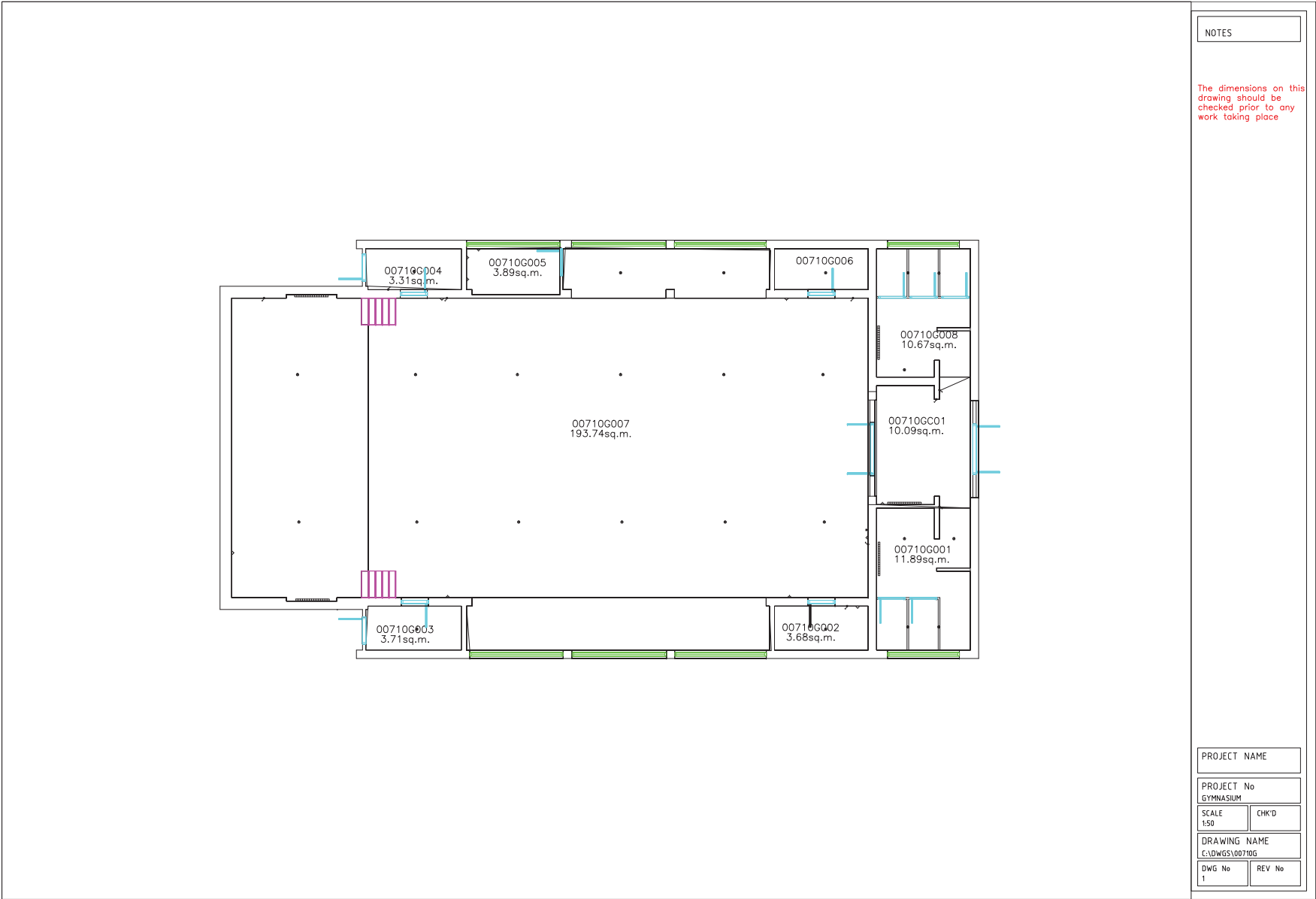




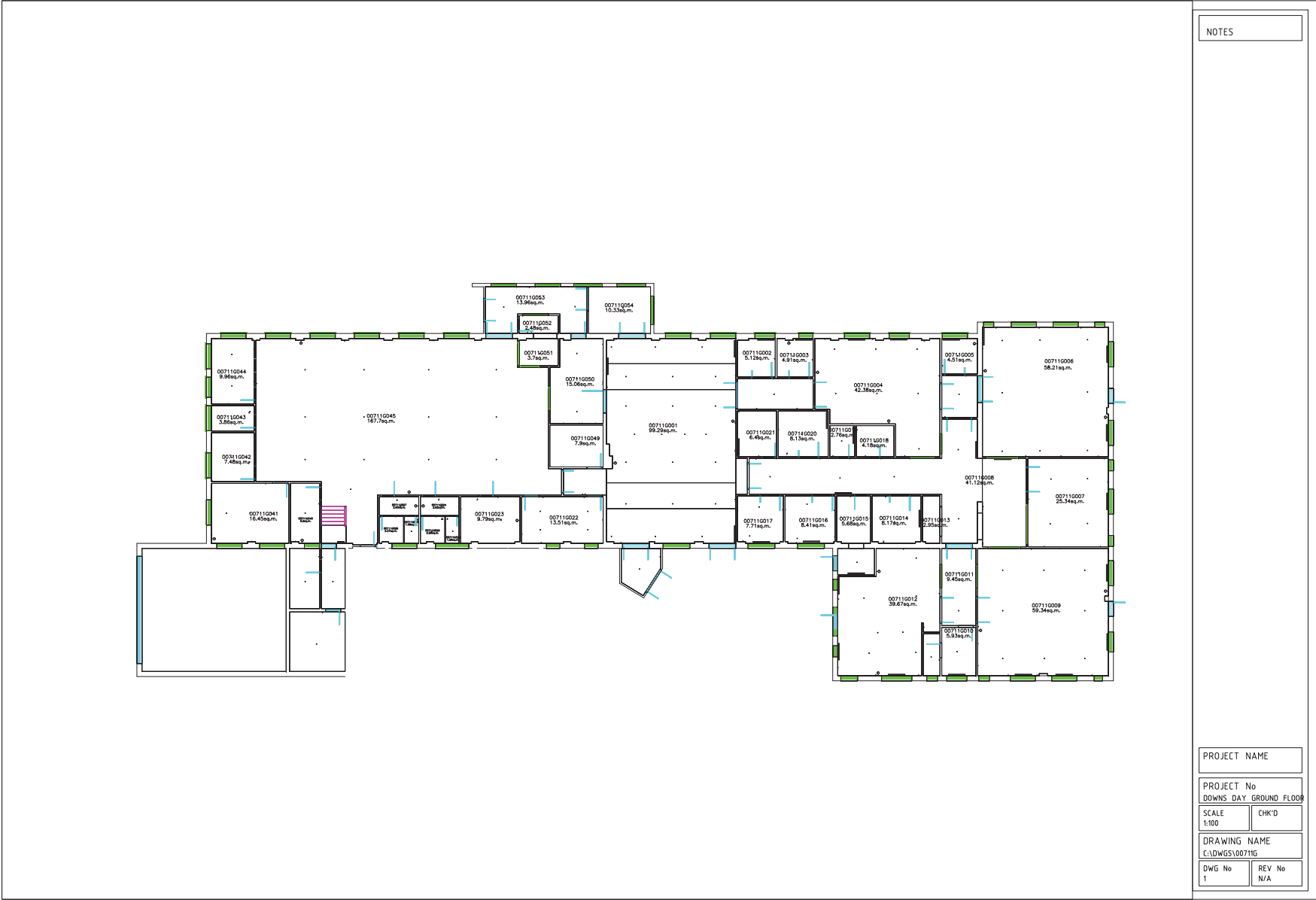






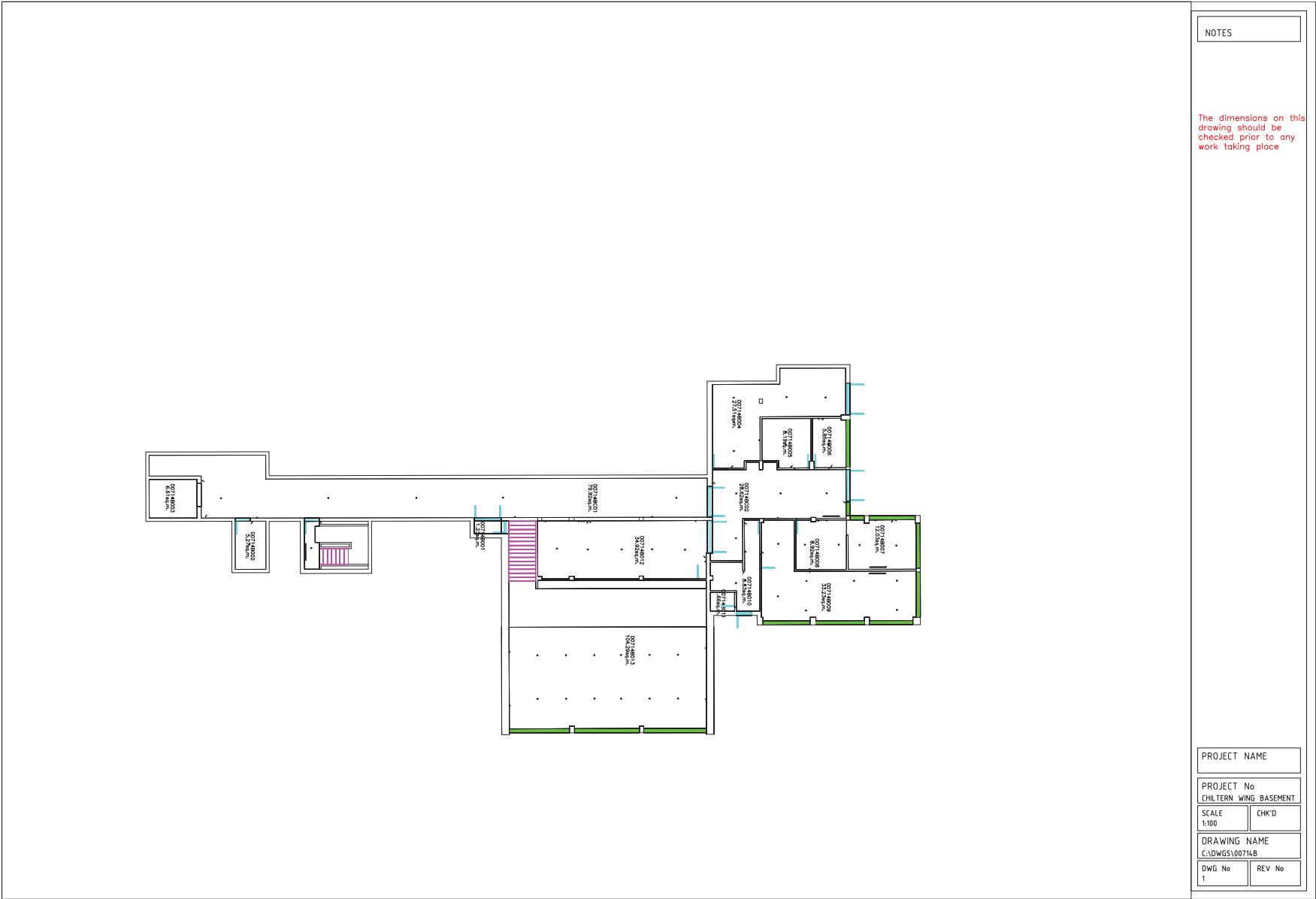






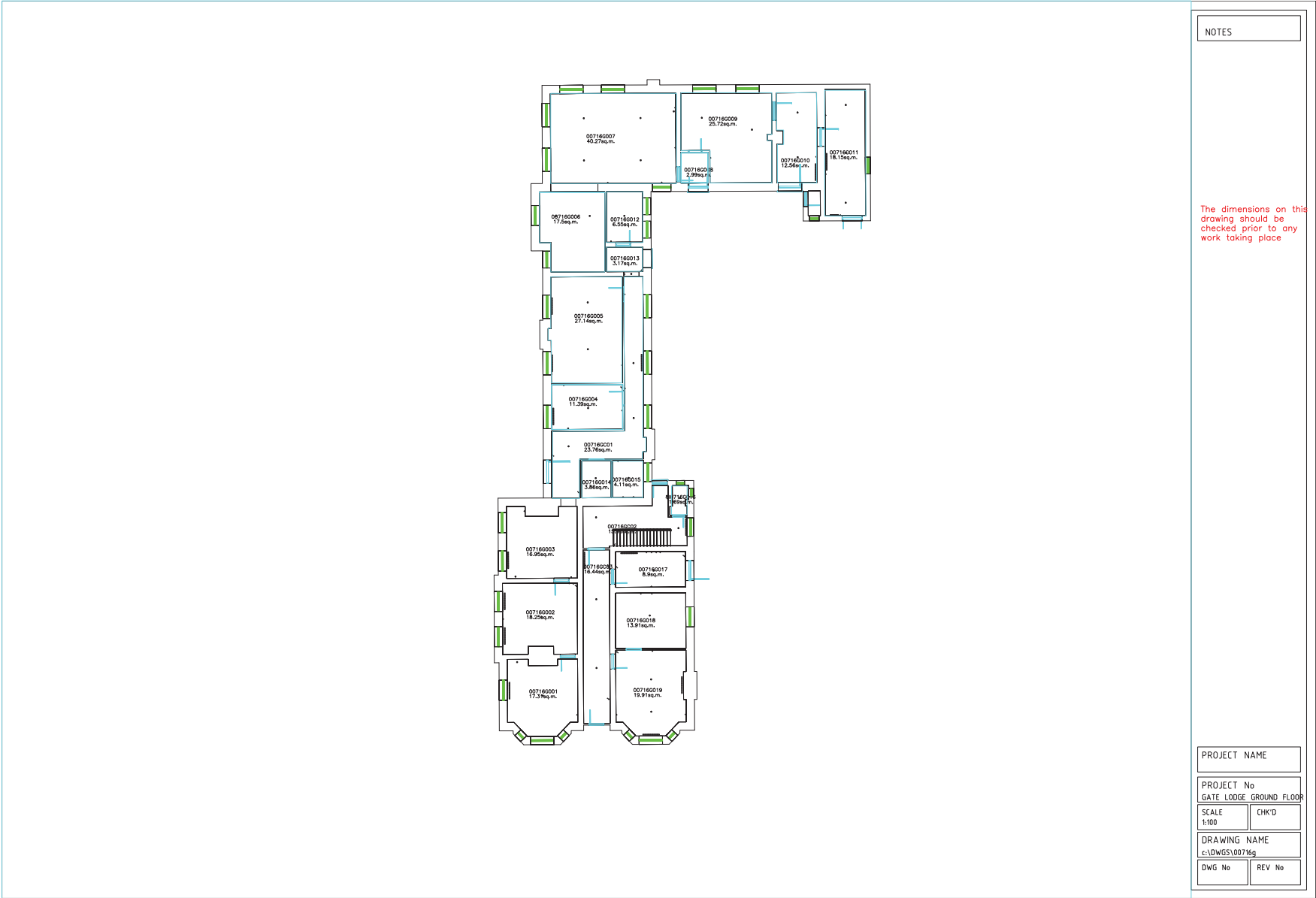


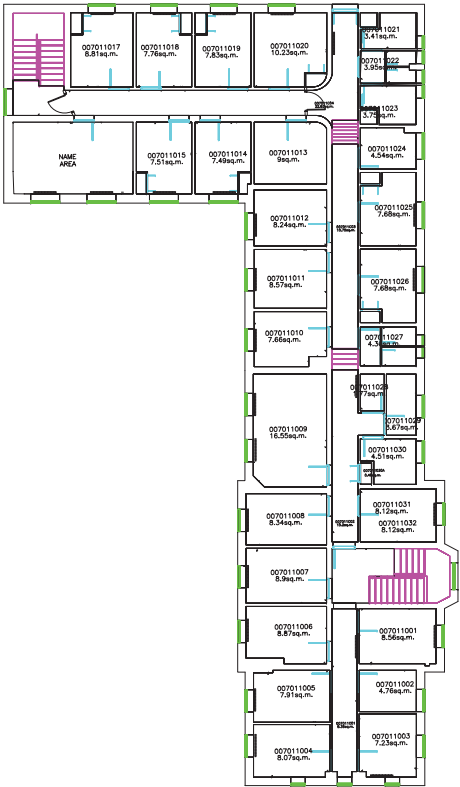












NOTES

The dimensions on this drawing should be checked prior to any work taking place

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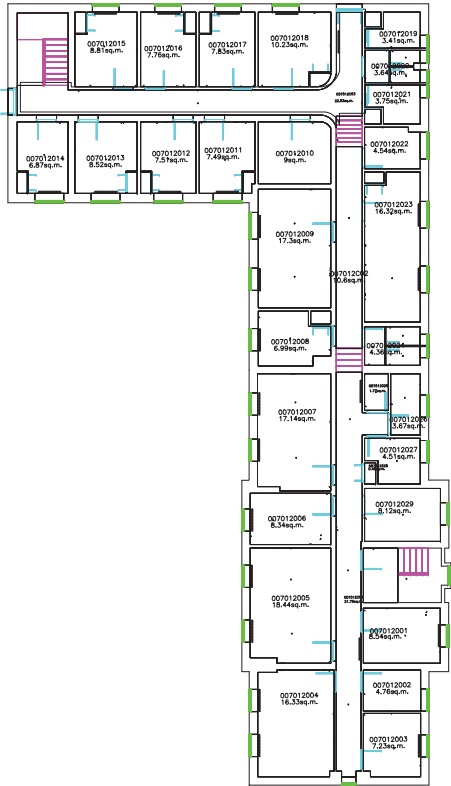
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REV No

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NOTES

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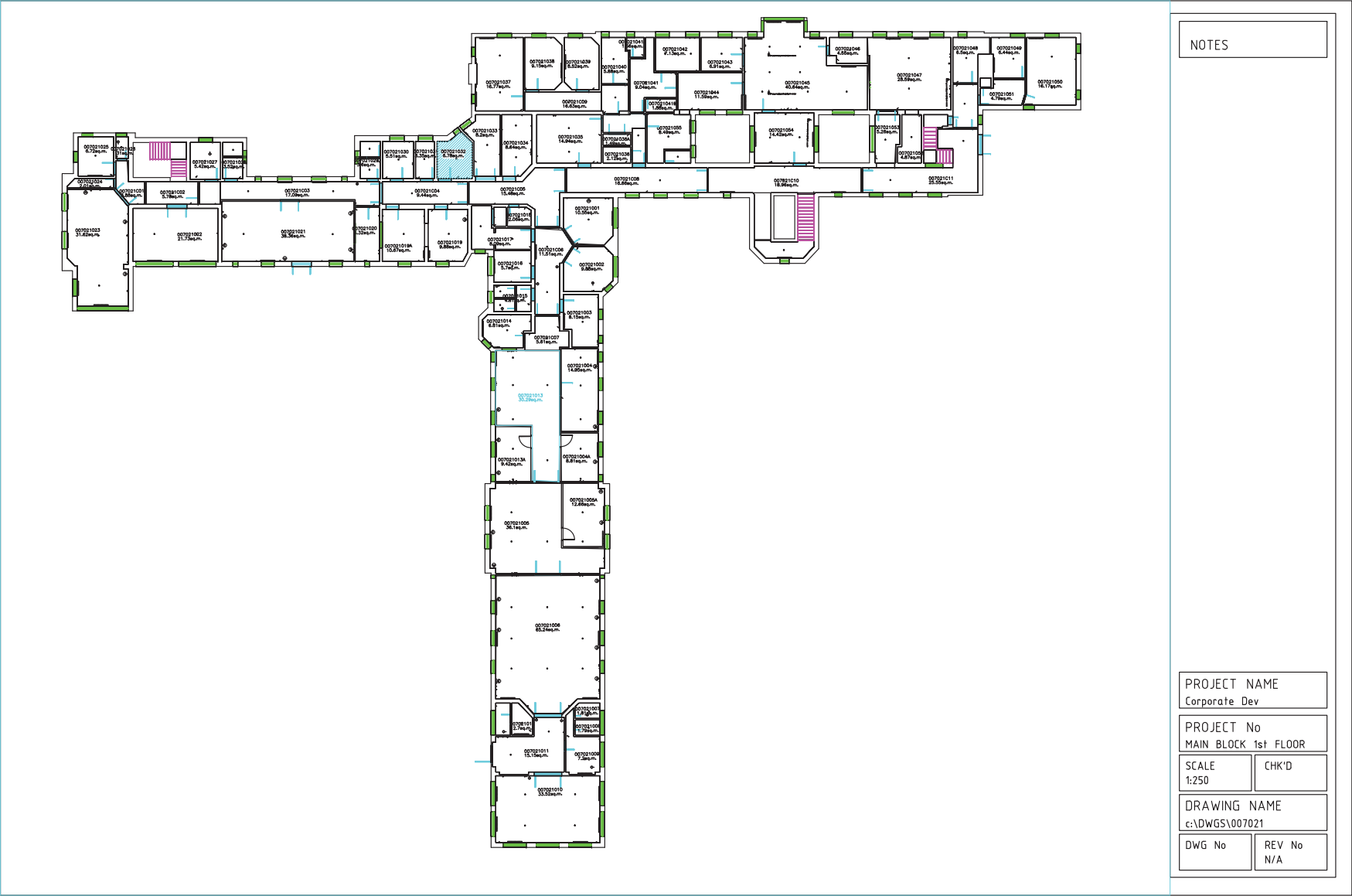
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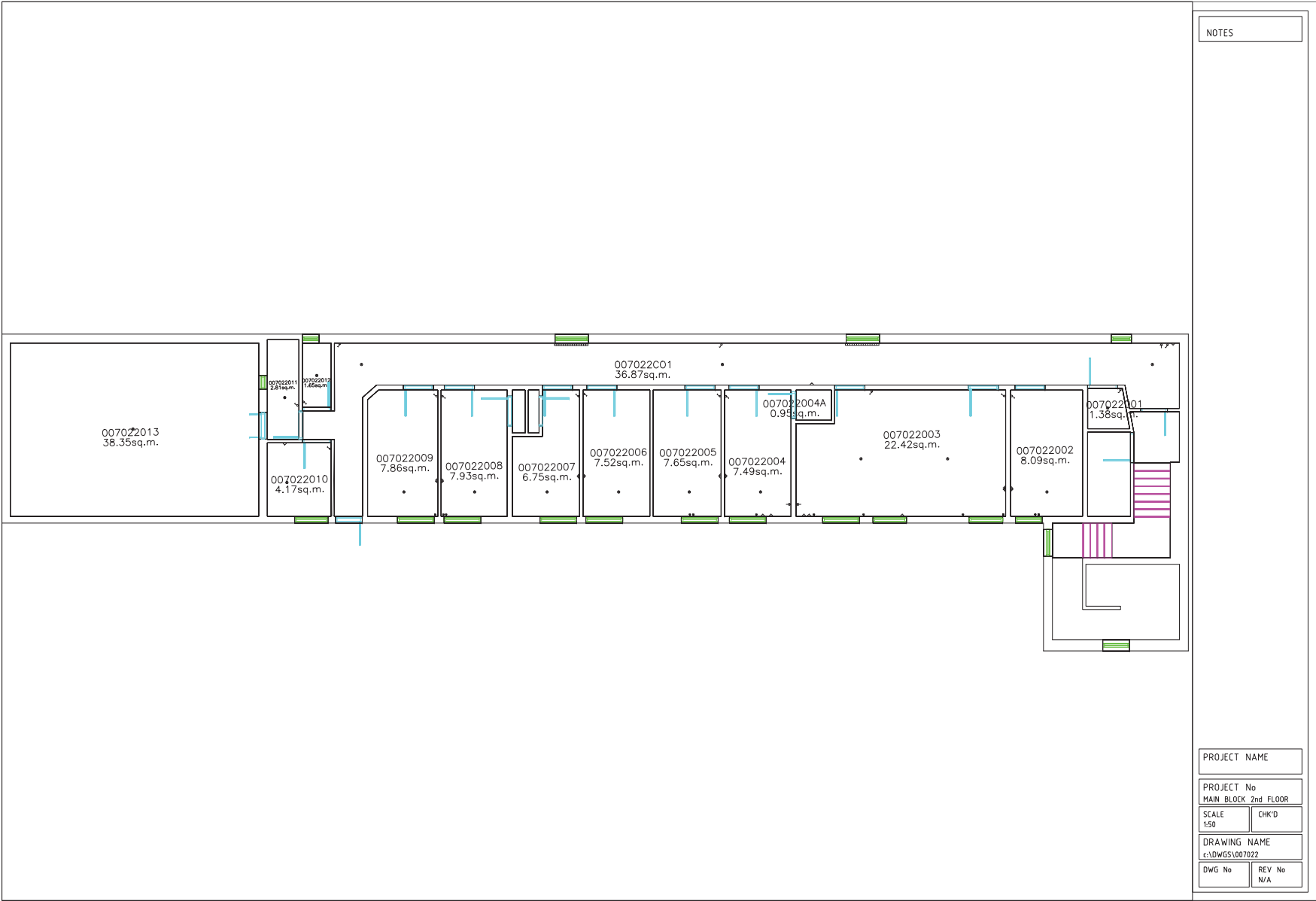
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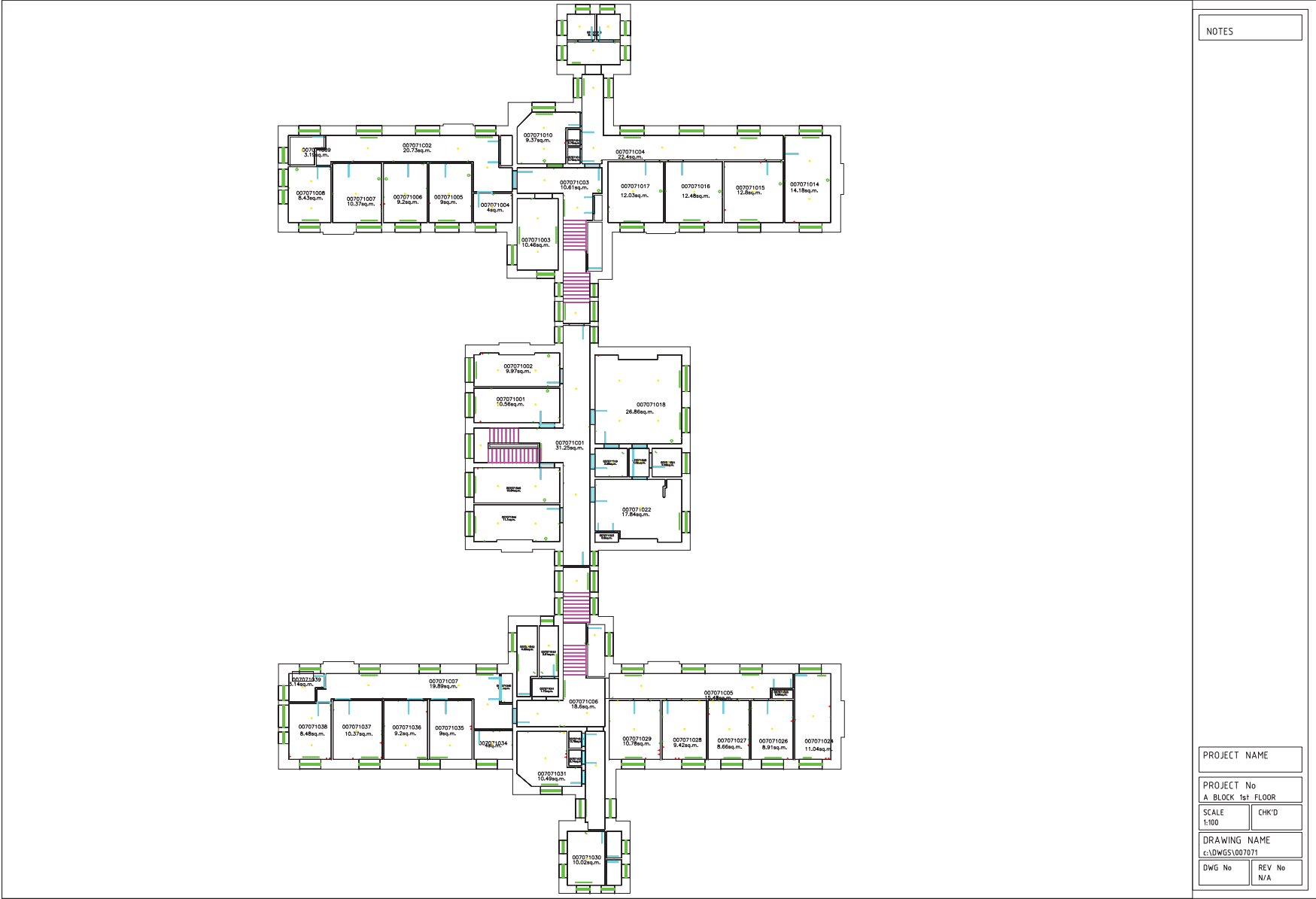
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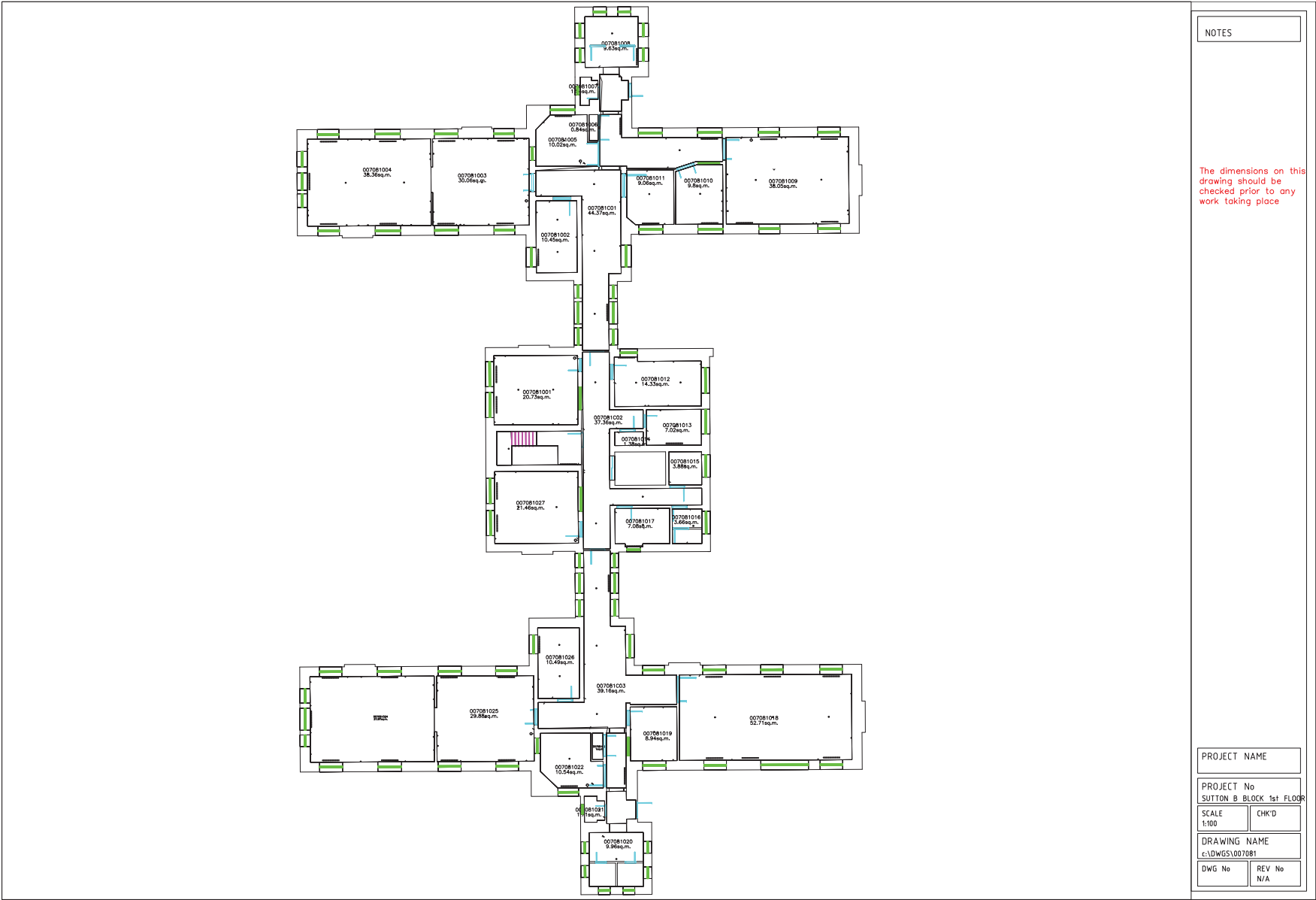
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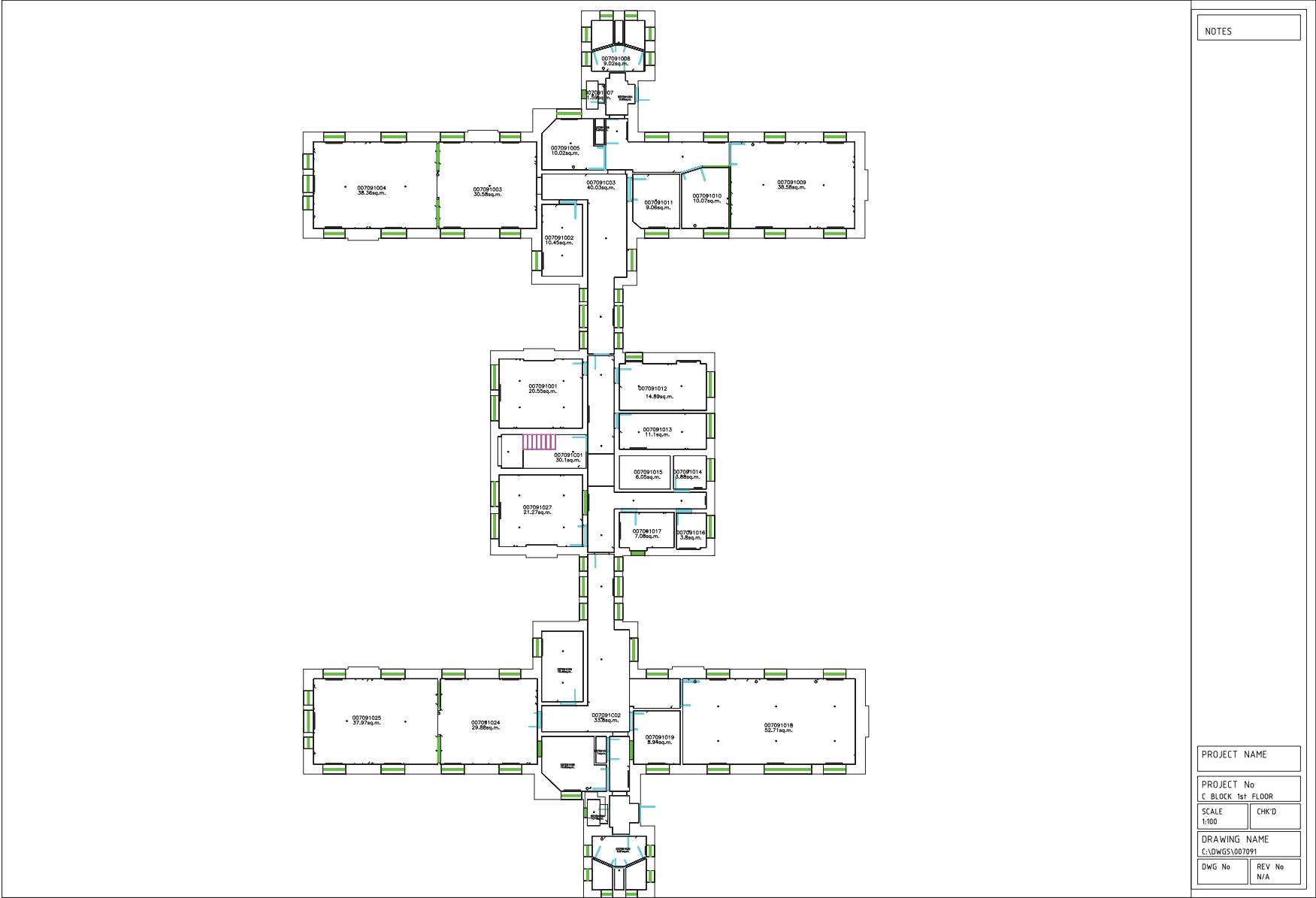


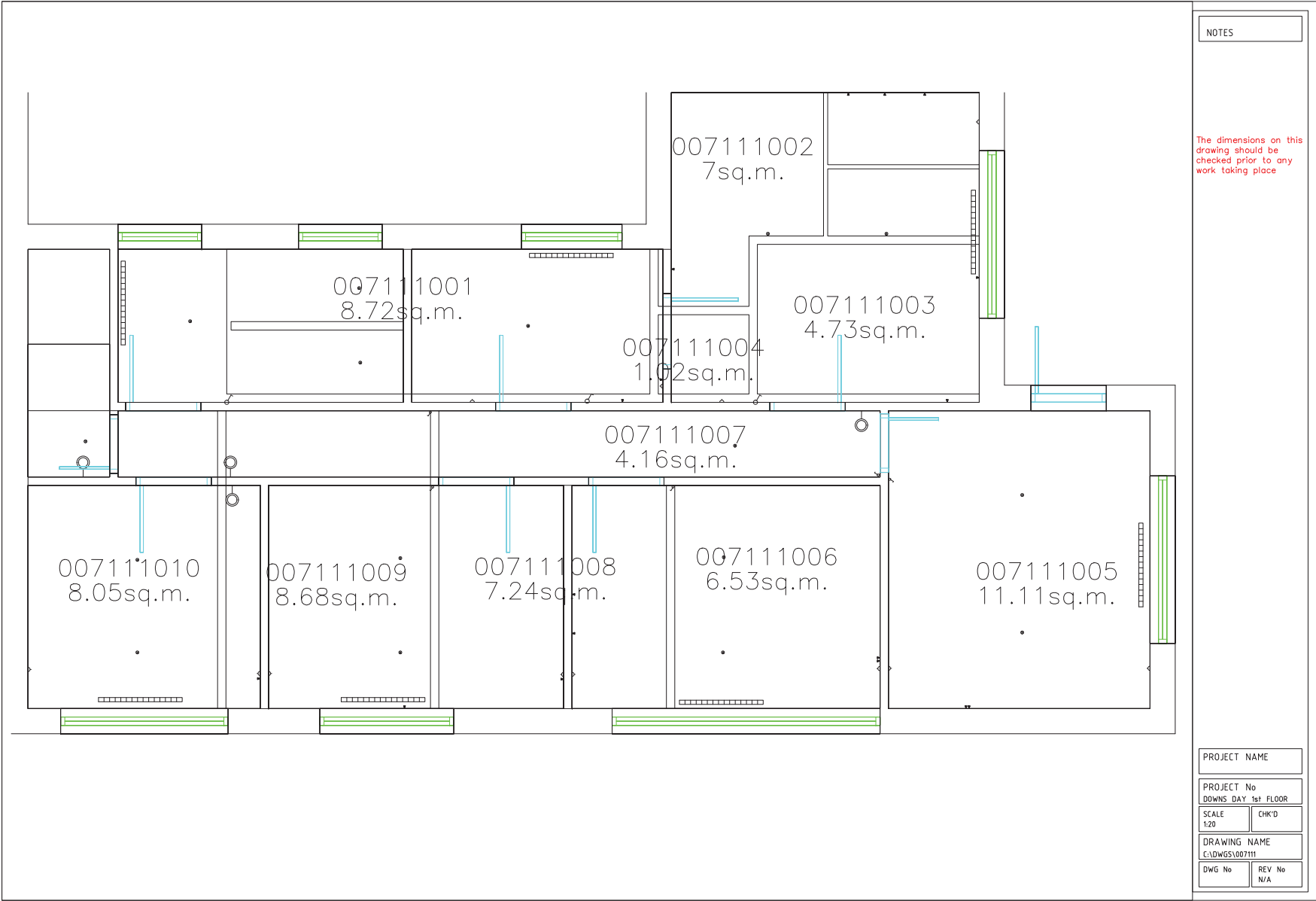


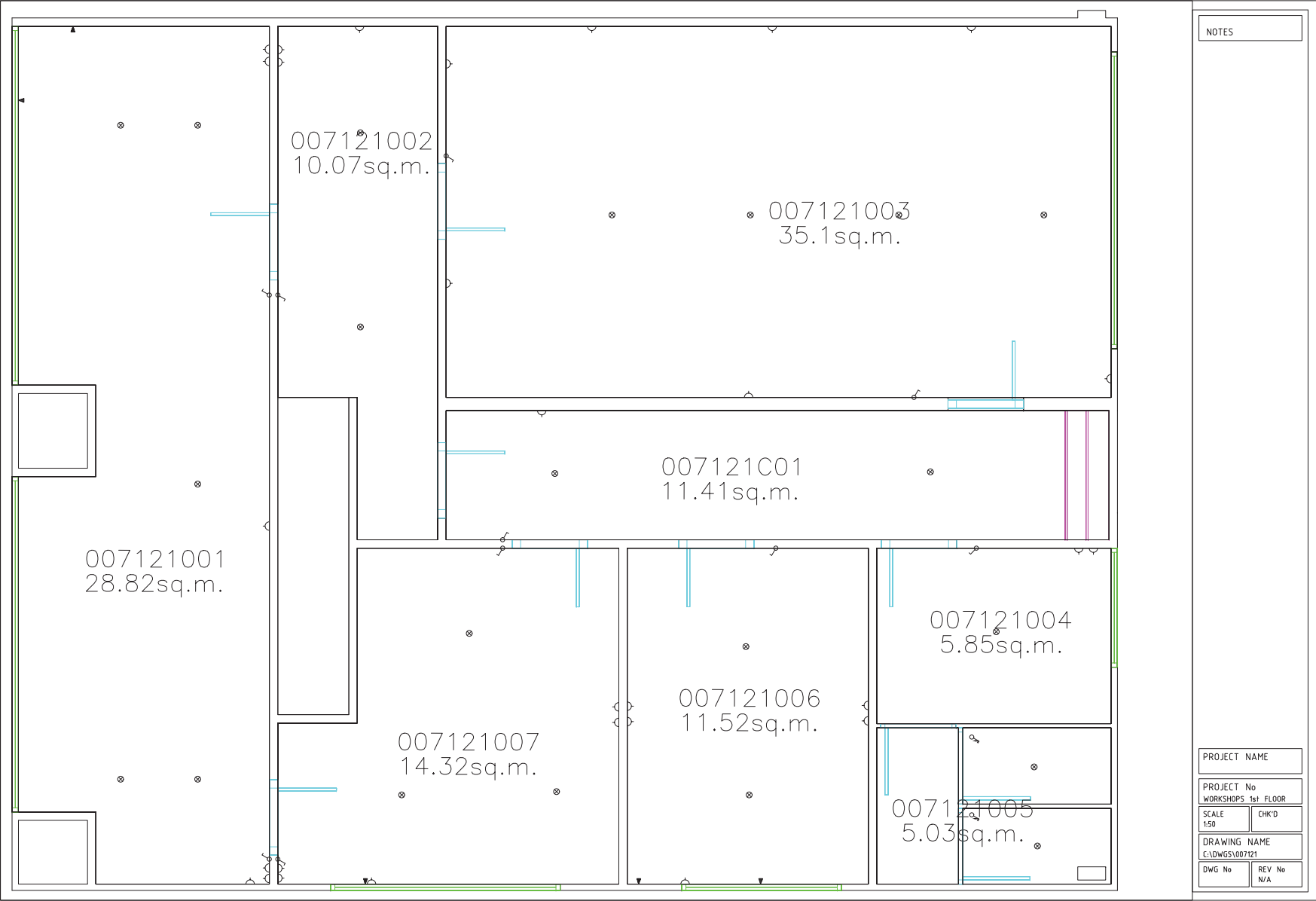


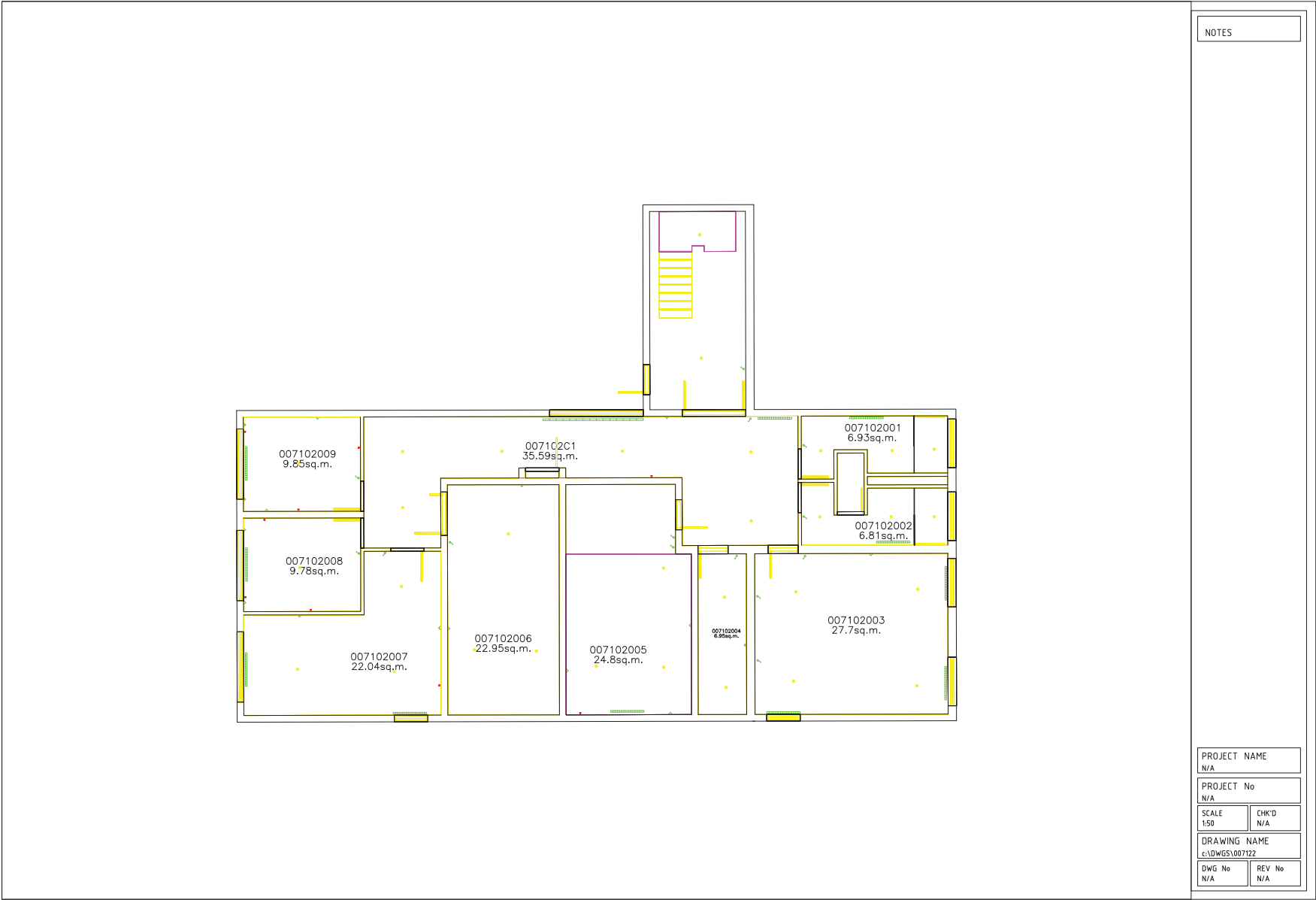










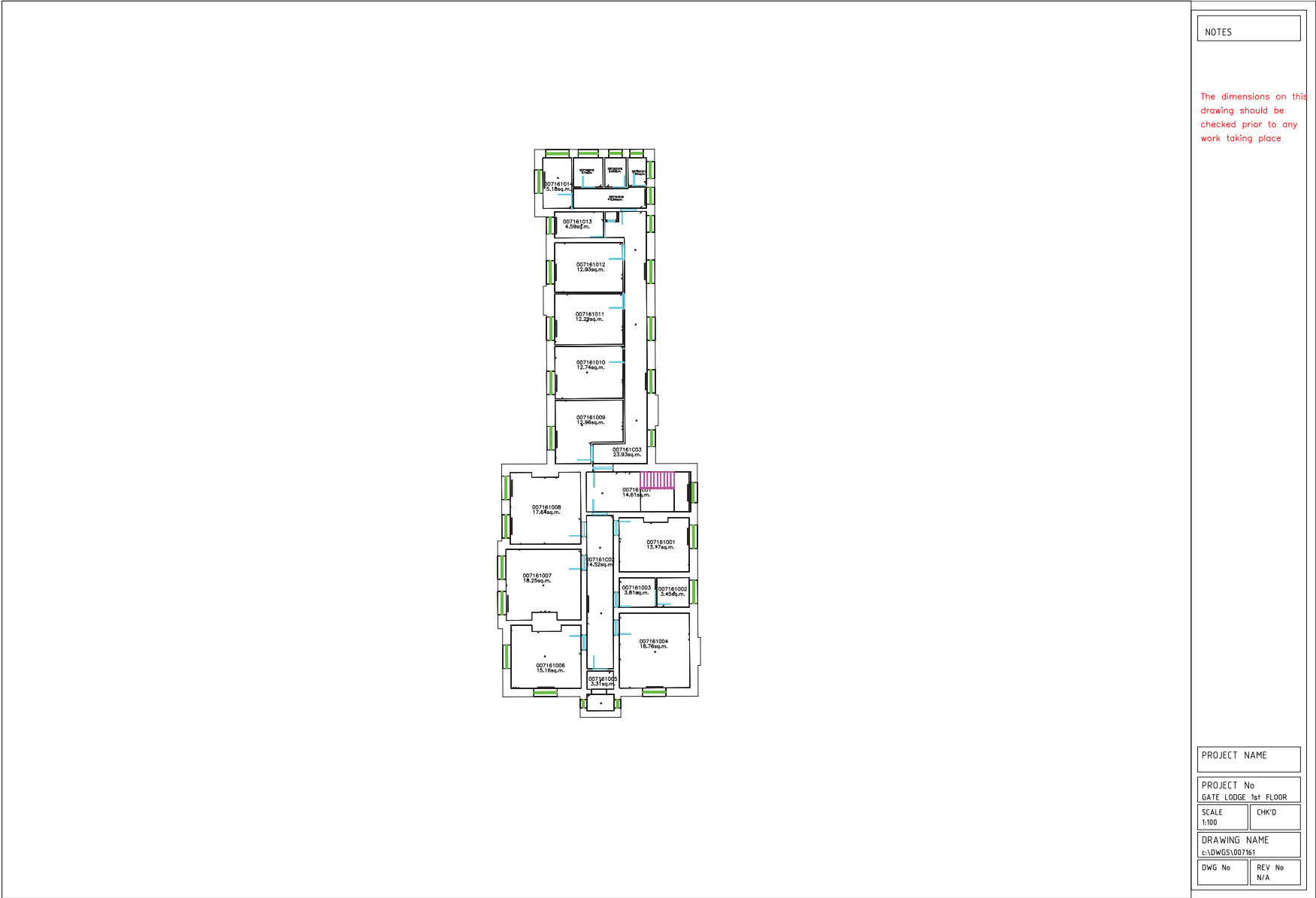












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Sutton Hospital  
3191810001\_01 /December 2014

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Appendix D  
Site Photographic Log (presented on CD)

Appendix

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## Arbtech Consulting Ltd

Craig Williams  
Arbtech Consulting Ltd.  
Unit 3  
Well House Barns  
Chester Road  
Chester  
CH4 0DH  
01244660558  
cw@arbtech.co.uk  
3rd<sup>th</sup> March 2015

To: The Mayor and Burgesses of the London Borough of Sutton, Civic Offices, St  
Nicholas Way, Sutton, SM11EA

Reliance Letter for the Phase 1 Habitat and Scoping Bat Survey relating to Sutton  
Hospital, Cotswold Road, Sutton ("the Site")

Dear Sirs/Madams,

We refer to our report entitled Phase 1 Habitat and Scoping Bat Survey dated 14  
October 2013 prepared for Epsom & St Helier University Hospitals NHS Trust in  
respect of the Site ("the Report").

### 1. Duty of care

We agree that you shall be entitled to make use of and to rely upon the Report in so  
far as it relates to the part of the Site purchased by you and warrant to you that in  
preparing the Report and in carrying out our services for the purpose of producing  
the Report we have exercised all the reasonable skill and care to be expected of a  
competent and properly qualified consultant experienced in carrying out such  
services in relation to sites such as the Site.

### 2. Professional indemnity insurance

We warrant to you that there is in force a policy of professional indemnity insurance  
covering our liabilities for negligence in the preparation of the Report and associated  
services with a limit of indemnity of not less than [£2million] for any one occurrence  
or series of occurrences arising out of each and every claim. We agree to maintain  
such insurance at all times until 6 years after the date of the Report provided such  
insurance is available on commercially reasonable terms having regard (inter alia) to  
premiums required and policy terms obtainable.

If for any period such insurance is not available on commercially reasonable terms  
we shall obtain in respect of such period such reduced level of professional  
indemnity insurance as is available and as would be fair and reasonable in the  
circumstances for us to obtain.

Whenever reasonably required to do so by you we shall provide to you documentary  
evidence that the insurance required under this letter is being maintained.

## Arbtech Consulting Ltd

### 3. Copyright

We grant to you an irrevocable non-exclusive royalty-free licence to use and  
reproduce the Report for the purposes of the development of the Site but the  
copyright in the Report shall remain vested in us. We agree to supply you on written  
request with copies of the Report, on payment of a reasonable copying charge.

### 4. Assignment and third party reliance

The benefit of this letter may be assigned on three occasions only to any party who  
acquires an interest in the Site.

Yours faithfully



Craig Williams. B.Sc. (Hons.) MSc. GRAD.I.E.E.M.

Ecological Surveyor, Bat, Owl and Newt Worker at Arbtech Consulting Ltd.

cw@arbtech.co.uk



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## Phase 1 Habitat and Scoping Bat Survey

### Summary of Recommendations

If all protected species or their habitats are absent from the site then no further survey effort needs to be performed. Otherwise, a Phase 1 Habitat Survey in which protected species or their habitats are present is not normally considered sufficient.

Taking into consideration the desk study and site survey findings, this report concludes that it is not possible to adequately manage or exclude the risk of harm to protected species or habitats without the need for further survey effort.

Therefore, in order to provide adequate support for this planning application, the following protected species require further surveys:

- Bats

A full specification for these surveys that are appropriate to the scale and scope of the proposed development can be found in the 'Conclusions' and 'Recommendations' sections of this report.

[www.arbtech.co.uk](http://www.arbtech.co.uk)

### The Company and Contact Information

Established in 2005, Arbtech Consulting Limited provides arboricultural and ecological consultancy services in respect to planning and development, throughout the UK.

Tel 0800 072 5596

@ email@arbtech.co.uk

Web [www.arbtech.co.uk](http://www.arbtech.co.uk)

### The Surveyor

The surveyor and principal author of this report is Craig Williams BSc MSc GradIEEM.

### Protected Species Licenses

#### Bats

England: 20123554.

#### Great Crested Newts

England: CLS02760.

### The Client

The client is Sutton Hospital.

### The Site of Proposed Development

The client has ordered the survey to inform any future development on the site of 'Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF'.

### The Survey Brief

The client commissioned Arbtech to undertake a Phase 1 Habitat Survey; referring to a method of ecological assessment outlined in the Joint Nature Conservation Committee ("JNCC") Handbook for Phase 1 Habitat Survey a technique for environmental audit (2010).

These guidelines state that the aim of the Phase 1 Survey is to observe, map and catalogue "*the potential value of the habitat.*" Since its publication the ecological consultancy industry has adapted the survey to make recommendations for further survey work as appropriate.

### Limitations

This survey provides a 'snap-shot' of the potential habitat and wildlife value of the sites at the time of survey only and may require further survey effort to provide robust, scientifically valid evidence of species absence.

### Data Searches

The author's preparation of this report has been assisted by a search of the National Biodiversity Network Gateway.

### Date of the Survey

14<sup>th</sup> October 2013.

### Seasonality

This survey can be conducted at any time of year.

### Informative

Table 1: Summary of Pertinent Legislation and Planning Policy Relevant to the Protection of Bats in the UK

Location of Site	Transposing EC Habitats Directive	Other Relevant Legislation	Planning Policy
England	Conservation of Habitats and Species Regulations 2010.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	National Planning Policy Framework ("NPPF").
Wales	Conservation of Habitats and Species Regulations 2010.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	Technical Advice Note ("TAN") 5.
Scotland	Conservation (Natural Habitat & c.) Regulations 1994 as amended.	Wildlife and Countryside Act 1981 as amended. The Nature conservation (Scotland) Act 2004.	National Planning Policy Guidance ("NPPG") 14 and Planning Advice Note ("PAN") 60.

A summary of legislation relevant to individual species can be found at Appendix IV.

### The Survey Methodology

In order to fully assess the potential value of habitats at the site, the surveyor has observed widely accepted national standards set out in the JNCC (2010) publication Handbook for Phase 1 Habitat Survey: a technique for environmental audit.

The survey includes for a mapping exercise (found at Appendix I), in addition to a full species list and target notes (found at Appendix II.)

Inspections make use of binoculars and cameras where appropriate.

The survey is performed during daylight hours and provides an opportunity to exclude the need for further survey work, if the following species and features suitable for use by the following species can be confirmed absent from the site of proposed development:

1. Amphibians.
2. Bats.
3. Birds.
4. Reptiles.
5. Terrestrial mammals e.g. badger, dormouse and water vole.

If evidence of recent activity and or features suitable for the species cannot be confirmed absent from the site of proposed development, this report will make recommendations for further survey work and or mitigation where this is consistent with national guidelines and considered appropriate by the surveyor in the context of the proposed development.

### Species Potential

Table 2: Species potential defined by integrating national guidelines e.g. Hundt 2012

<b>Confirmed</b>	Species are found to be present during the survey. Evidence of species' activity is found to be present during the survey.
<b>High</b>	Buildings, trees or other structures with features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, ponds. Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows. Site is close to known locations of records for protected species.
<b>Medium</b>	Several potential habitat opportunities in buildings, trees or other structures. Habitat could be used for foraging e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens.
<b>Low</b>	A small number of less significant habitat opportunities. Isolated habitat for foraging e.g. a lone tree or patch of scrub. An isolated site not connected by prominent linear landscape features.
<b>Negligible</b>	No suitable habitats observed.

Table 2 (above) presents a scale continuum against which the significance of habitat value and opportunities for protected species at the site can be graded. By referring to this continuum and using their expert judgment, surveyors classify features such as habitats, buildings etc. as representing low, medium, high value or confirmed presence.

### Survey Results

Table 3: Desk study results, habitats and species recorded on site

<b>Desk Study Records</b>	A study of data from the National Biodiversity Network Gateway for the grid square (TQ26) TQ259624 has informed the preparation of this report. No other data set has been consulted.
<b>Local Environment</b>	<p>The site is situated on the southern fringe of the continuous Greater London urban area, in the suburban district of Belmont. It is surrounded by houses to the North, East and West. To the South is Barnstead Common, a large well-wooded area with a golf course and good links to pasture and arable fields further to the South. Another golf course is located ~500m to the South-East. A train track also passes ~300m to the West of the site, which could provide an important commuting corridor to and from the site for protected species.</p> <p><b>Weather conditions [at time of survey]:</b> Temperature: 10 °C Cloud Cover: 100% Precipitation: None. Wind: 1/8</p>
<b>Habitats</b>	<b>Description of Features</b>
<b>Buildings</b>	<p>There are many structures on site.</p> <p>The main block, also joined to 'Cheviot house' and the 'Eye Units' is a brick built two story hospital building. It also has rooms and windows in a high pitched roof. This is covered in clay tiles externally, which are mainly of a good condition. However there are consistent loose examples and gaps all over the structure where these tiles exist, on Cheviot House for example. Timber soffit boards present under the eaves are mainly intact without gaps, but some holes exist. The building also has areas of flat roofing lined with felt. This is all tight fitting without gaps. The loftspace of the main block is fully boarded from the inside with a cement floor. There appears to be no access into this void from the outside. The Eye unit sections of this building are single story concrete slab built structures, with corrugated asbestos pitched roofs without any gaps.</p> <p>To the South of the main block and associated sections are Blocks A, B and C. These are largely similar in style and materials. They are Brick built tow story buildings, with decorative brick cornices and a lack of soffit boards. They all</p>

	<p>possess slate tiled roofs of an overall good condition, with isolated breakages or gaps, especially on Block A. Each block has a tall 'steeple' feature on both the North and the South sides. Pigeons are universally present, and all the loftspaces are boarded without apparent access. Asbestos is present within the loftspace of Block A.</p> <p>The Chiltern wing is a brick built and flat roofed 2/3 story building without gaps leading into any internal areas. It has suspended ceilings inside and no loftspace.</p> <p>A two story brick built gym has a flat roof and is wholly without external features or access into internal spaces.</p> <p>A building known as the 'Boilerhouse' is present to the South-East of the site. It is a brick built, corrugated metal clad and roofed industrial unit.</p> <p>The Malvern building is a new, brick built structure with a slate tiled roof of excellent condition.</p> <p>There are several brick built, two story flat roofed two story houses to the North-West of the site, with tight fitting roofing felts.</p> <p>There are also several other outbuildings, brick built single story structures with cement tiled or flat roofs with no ecological potential.</p>	
Hard Standing	There are areas of hard standing drives, parking and paving.	
Amenity Grass	Much of the site consists of closely mown amenity grass, where Perennial Rye Grass ( <i>Lolium perenne</i> ) is dominant. Also present are white clover, Meadow Buttercup, Daisy and dandelion as representative common weeds.	
Scattered Trees and Ornamental shrubs	Around the site are several trees and shrubs of various species such as Yew, Cypress, Sweet Chestnut, Horse Chestnut, Cherry, Beech, Hornbeam, Dog Rose, Laurel, Buddleia, Tulip Tree, Willow, Rowan, Turkey Oak, London Plane and Hawthorn.	
Species	Species potential defined in Table 2.	Description of features suitable to support a population OR external habitat connectivity to the site
Amphibian	Negligible	There is no suitable habitat on site for protected amphibians. There are no ponds or foraging areas.
Badger	Negligible	No badger setts were found on site, also no other evidence such as foraging marks or latrines was found.
Bats (Main Block and Cheviot House)	Moderate	<p>Although no bat evidence was found on site either externally or within the loftspaces, The section formed of the main block and Cheviot House cannot be ignored due of its possible bat potential.</p> <p>The number of broken tiles around this structure presents habitat opportunities for these animals. Most of the tiles are of a good condition, but some are loose leaving small gaps that bats could exploit.</p> <p>The surrounding habitat is of a good condition, useful for bats and the building is large enough that bats could easily be roosting under these tiles unnoticed.</p> <p>Thus it is concluded that this structure is a possible bat roost of (Moderate) potential.</p>

9

Bats (Rest of the site)	Negligible	None of the other buildings or trees on site have any suitable features to be used as bat roosts. Blocks A, B and C had isolated broken tiles, however these did not leave any gaps beneath to exploit. There are no other external features and no access into any internal loftspace areas.
Bird	Low	Although no nests were found on site, birds could use the trees or hedges for this in the future.
Other terrestrial mammals e.g. otter, water vole	Negligible	No evidence of any other protected mammals was found.
Reptile	Negligible	There is no suitable habitat on site for reptiles, and no evidence (E.g. shed skins) was found.

A Phase 1 map can be found at Appendix I illustrating the habitats.

10

Conclusions and Recommendations

The NPPF and ODPM Circular 06/05 require that planning decisions are based on complete and timely ecological information. Further, it is required by Natural England's 'Standing Advice' that protected species information must be available before a decision can be made.

Following this guidance, it is highly unlikely that the local planning authority will defer the provision of further protected species survey work as a condition of any planning consent.

At this time we have no reason to believe the local planning authority will consider that this level of survey will provide them with inadequate information or lacks scientific rigour. On occasion though, it can become necessary to perform further surveys even after planning consent is given, where there are extenuating circumstances e.g. if protected species or habitats are found at a later date.

However, separately to mitigating and compensating for unavoidable ecological impacts, government has made it clear through the NPPF and circular 06/05 that development requires the enhancement of the quantity and quality of biodiversity and habitat.

Where the local planning authority is minded to grant consent for the proposed development, some basic and cost effective forms of ecological enhancement could be adequately secured through the use of an appropriately worded condition. Suggestions for such measures are referred to below, in Table 4.

Table 4: Conclusions and Recommendations

Species/Habitats	Species potential defined in Table 2.	Conclusions	Survey Recommendations	Enhancements
Habitat	Negligible	All plant species and habitats found are common and widespread, no rare or unusual plants or habitats were found.	No further surveys	
Amphibian	Negligible	There is no suitable habitat on site for protected amphibians. There are no ponds.	No further surveys	
Badger	Negligible	No badger setts were found on site, also no other evidence such as foraging marks or latrines was found.	No further surveys.	
Bats (Main Block and Cheviot House)	Moderate	Although no bat evidence was found on site either externally or within the loftspaces, The section formed of the main block and Cheviot House cannot be ignored due of its possible bat potential.  The number of broken tiles around this structure presents habitat opportunities for these animals. Most of the tiles are of a good condition, but some are loose leaving small gaps that bats could exploit.  The surrounding habitat is of a good condition, useful for bats and the building is large enough that bats could easily be roosting under these tiles unnoticed.  Thus it is concluded that this structure is a possible bat roost of (Moderate) potential.	This is a confirmed roost, possibly transitional in nature. 2 further dusk emergence surveys should be undertaken. 7 surveyors are required to provide full coverage of the building.  Optimal: Mid May to August inclusive.  Sub-optimal: May to September inclusive - will require a greater survey effort and justification.	

Bats (Rest of the site)	Negligible	None of the other buildings or trees on site have any suitable features to be used as bat roosts. Blocks A, B and C had isolated broken tiles, however these did not leave any gaps beneath to exploit. There are no other external features and no access into any internal loftspace areas.	No further surveys.	
Bird	Low	Although no nests were found on site, birds could use the trees or hedges for this in the future.	Any works which affect the trees and shrubs on site could have an impact on nesting birds. Since all in-use bird's nests and their contents are protected from damage or destruction, any tree and shrub removal should be undertaken outside the period 1st March to 31st August. If this time frame cannot be avoided, a close inspection of trees and shrubs to be removed should be undertaken prior to clearance. Work should not be carried out within 5.0m of any in-use nest and with an Ecological Clerk of Works present	
Other terrestrial mammals e.g. otter, water vole	Negligible	No evidence of any other protected mammals was found.	No further surveys	
Reptile	Negligible	There is no suitable habitat on site for reptiles, and no evidence (E.g. shed skins) was found.	No further surveys	

## Bibliography

Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust ISBN-13: 9781872745985

[http://www.bats.org.uk/publications\\_detail.php/1127/bat\\_surveys\\_good\\_practice\\_guidelines\\_2nd\\_edition](http://www.bats.org.uk/publications_detail.php/1127/bat_surveys_good_practice_guidelines_2nd_edition)

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<http://www.communities.gov.uk/publications/planningandbuilding/nppf>

Paul Edgar, Jim Foster and John Baker (2010). Reptile Habitat Management Handbook. Amphibian and Reptile Conservation, Bournemouth

Tom Langton, Catherine Beckett and Jim Foster (2001). Great Crested Newt Conservation Handbook. Froglife. Suffolk.

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#### Document Production and Approval Record

Status	Issue	Surveyor	Date
Draft	1.0	Craig Williams	14/10/2013
Proofed	2.0	Craig Williams	14/10/2013

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Appendix I Phase 1 Habitat Map



## Appendix II Species List

Beech *Fagus sylvatica*

Bramble *Rubus fruticosus* agg.

Broad leaved Dock *Rumex obtusifolius*

Cypress *Cupressus*

Hawthorn *Crataegus monogyna*

Hornbeam *Carpinus* spp.

Horse Chestnut *Aesculus hippocastanum*

Laurel *Laurus* sp.

Nettle *Urtica* sp.

Perennial Rye Grass *Lolium perenne*

Sweet Chestnut *Castanea sativa*

Willow *salix* spp.

Yew *Taxus baccata*

## Appendix III Site Photos



Figure 1: Northern Elevation of B1 (Front of Main block left, Cheviot House right)



Figure 2: Northern elevation of Main Block.



Figure 3: Eastern elevation of Cheviot House



Figure 4: Western elevation of Cheviot House



Figure 5: South-Eastern corner of the main block



Figure 6: Southern elevation of 'The Eye units' (attached to the main block)



Figure 7: Loose tiles on Cheviot House



Figure 8: Northern Elevation of the Eye Unit

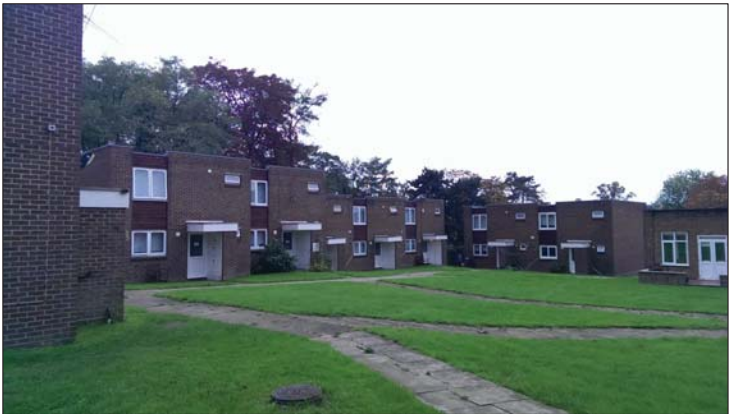


Figure 9: Flat roofed houses to the West of the site



Figure 10: Western elevation of 'Chiltern Wing'.





Figure 11: The South-West corner of the Gym



Figure 12: Northern elevation of 'Malvern House'.



Figure 13: Western Elevation of Block A, typical of Blocks B and C also



Figure 14: South-West corner of Block C



Figure 15: Northern elevation of Block C



Figure 17: Southern elevation of Block B



Figure 16: Eastern elevation of Block A



Figure 18: South-West corner of the 'Boilerhouse'.

## Appendix IV Summary of Legislation for Various Species

### Bats

All 18 species of bat common in the U.K (17 known to be breeding) are fully protected under the Wildlife and Countryside Act 1981 as amended through inclusion in Schedule V. All bat species in the UK. are also included in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

1. Intentionally or deliberately kill, injure or capture bats.
2. Deliberately disturb bats, whether at roost or not.
3. Damage, destroy or obstruct access to bat roosts.
4. Possess or transport bats, unless acquired legally.
5. Sell, barter or exchange bats.

A bat roost is defined by the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines 2<sup>nd</sup> Edition as "the resting place of a bat" (BCT 2012). Generally however, the word roost is interpreted as "any structure or place, which any wild bat uses for shelter or protection."

Bats tend to re-use the same roosts; therefore legal opinion is guided by recent case law precedents<sup>1</sup>, that a roost is protected whether or not the bats are present at the time. This can include for summer roosts, used for breeding; or winter roosts, used for hibernating.

<sup>1</sup> Internet search for e.g. the Woolley case (R. Simon Woolley v. Cheshire East Borough Council) and see here: [http://www.naturalengland.org.uk/Images/WoolleyVsCheshireEastBC\\_tcm6-12832.pdf](http://www.naturalengland.org.uk/Images/WoolleyVsCheshireEastBC_tcm6-12832.pdf)

### Common Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981.

This legislation makes it an offence to:

1. Kill, injure or take wild birds.
2. Take, damage or destroy the nest of wild birds while it is in use or being built.
3. Take or destroy the eggs of wild birds.

Certain rare breeding birds are listed on Schedule I of The Wildlife and Countryside Act 1981. Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs and or unfledged young e.g. Barn Owl *Tyto alba*.

## Reptiles

There are six species of reptiles in Great Britain (Edgar et al. 2010) and four of these are commonly found; the grass snake *Natrix natrix*, adder *Viper aberus*, common lizard *Zootoca vivipara* and slow worm *Anguis fragilis* ("common reptiles.")

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the smooth snake *Coronella austriaca* and sand lizard *Lacerta agilis*, are further protected through their inclusion in Schedule II of the Habitats Regulations 2010 which transposes Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive"), which defines European protected species of animals ("rare reptiles.")

This legislation makes it an offence to:

1. Intentionally or deliberately kill, injure common and rare reptiles.
2. Deliberately disturb or capture rare reptiles.
3. Damage, destroy or obstruct access to rare reptile habitat.
4. Possess or transport a rare reptile or any part of a rare reptile, unless acquired legally.
5. Sell, barter or exchange common and rare reptiles.

Rare reptile species occupy only highly restricted ranges in the extreme south east of coastal England, with isolated populations of sand lizard in e.g. coastal Wales and Cornwall. Smooth snake populations are isolated to lowland heaths in e.g. Surrey, Hampshire, Dorset and West Sussex.

## Badgers

Badgers *Meles meles* are vulnerable to baiting, hunting and the detrimental impacts of development on their habitat. Both the badger and its habitat are protected under

The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

1. Kill, injure, take or possess a badger.
2. Interfere with, damage or destroy a badger sett including e.g. obstruct access to a badger sett.
3. Cruelly treat or harm a badger.
4. Disturb a badger in a sett.

Penalties for offences are documented (NE 2010) as fines of up to £5,000 and imprisonment for each illegal sett interference or damage or death to a badger.

## Great Crested Newts

Populations of great crested newts *Triturus cristatus* declined considerably in the late twentieth century (Langton et al. 2001) due to the intensification of agriculture. They require ponds with good water quality and as they spend most of their life on land these ponds must be surrounded by high quality terrestrial habitat.

Great crested newts are listed in both Annex IV of the EC Habitats Directive and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

1. Deliberately kill, injure or capture a great crested newt.
2. Deliberately disturb a great crested newt.
3. Damage, destroy or obstruct access to a structure used for shelter or protection by a great crested newt.
4. Possess or transport a great crested newt.



Appendix

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**Assured**  
Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**CHEVIOT HOUSE,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom & St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S1-AGP

**Report Date:** 16<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG  
Tel: 020 7231 3011  
www.assuredsafety.org



**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	14
5	Annotated Plans	17
6	Site Information	25
7	Advice on Managing Asbestos	28
8	Limitations & Restrictions	35
9	Appendices	38

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**

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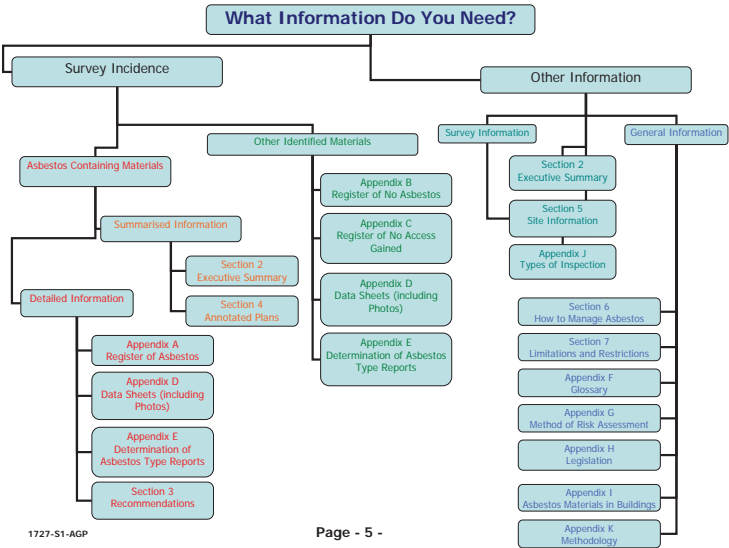
# Section 1

## How to use this Survey Document

## Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

## Section 2 Introduction



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# Section 1

## How to use this Survey Document

### Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

# Executive Summary

**3.1.1 Asbestos thermal insulation was identified throughout Cheviot House:**

**3.1.2** The ground, first and second floors all have perimeter heating pipes in each room. The pipes run through a concrete plinth (originally the base to a wardrobe/cupboard) in many areas. The heating pipe was installed, lagged with asbestos insulation and then the concrete plinth was created on top pipe thereby embedding the asbestos insulation within it.



**3.1.3** As the perimeter heating pipes link between floors it is located timber risers and boxing. The two pipes within the risers are lagged in hand applied asbestos thermal insulation.

**3.1.4** Further heating pipework has been boxed in timber at floor and ceiling level. These pipes are also lagged in hand applied asbestos thermal insulation.



**3.1.5** The original laundry room has built-in timber cupboards and a timber floor laid over the concrete floor. Asbestos thermal insulation debris was identified below the cupboard timber floor on the 2<sup>nd</sup> and 1<sup>st</sup> floors.

**3.1.6** The ground floor original laundry room has asbestos thermal insulation debris at the bottom of the riser (to left hand side of door).



**3.1.7** There is a floor void located above room 00701G021/22 and below room 007011024/25. The void has a timber floor and asbestos thermal insulation debris was identified below this floor.



**3.1.8** Services enter the building via a floor duct which joins into the Main Building. The duct runs below rooms 00701G027/28 & 02 and into basement room 00701B003. Asbestos thermal insulation debris was identified below pipework within the duct.

- 3.1.9 Further asbestos thermal insulation debris and residue was identified within the three main undercroft areas and on pipework which runs through these areas.



- 3.1.10 A small number of asbestos cement items were identified within Cheviot House:

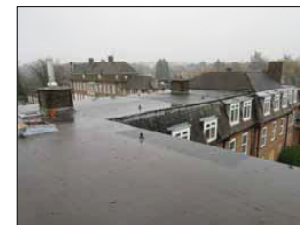
- 3.1.11 The second floor firebreak panels separating the main staircase and the adjacent corridor, three asbestos cement infill panels below the glazed units.

- 3.1.12 A redundant asbestos cement flue and cowl is located externally to room 00701G022. The flue pipe has been cut off and no longer runs into the building.



- 3.1.13 Other asbestos items identified within Cheviot House:

- 3.1.14 The bitumen roof covering to the flat roof areas of Cheviot House was found to contain asbestos.



- 3.1.15 Items sampled for asbestos which proved not to contain asbestos:

- 3.1.16 The following items were sampled and found not to contain asbestos;
- The original stair nosing to the stairs which run in the ground, first and second floor corridors
  - The bitumen adhesive to timber parquet flooring in numerous rooms on the ground floor
  - Room 00701G012 is an extension to the other sections of the building. The damp proof course was sampled and proved not to contain asbestos fibre.



- 3.1.17 A summary's findings by floor are listed below:

Roof –

- Bitumen Coating (approx. 200m<sup>2</sup>)

2<sup>nd</sup> Floor –

- Horizontal asbestos lagged pipes in timber boxing [4m each in 2 locations]
- Vertical pipe in riser [3m in one riser]
- Pipes lagged encased in concrete [1m each in 6 rooms]

- Floor void contaminated below timber cupboard floor
- Asbestos cement infill panels [0.5m<sup>2</sup> each, 3 panels present]

#### **1<sup>st</sup> Floor –**

- Horizontal asbestos lagged pipes in timber boxing [6m in total on two pipes in one location]
- Vertical pipe in riser [3m on each pipe x8 pipes in total]
- Pipes lagged encased in concrete [1m each in 4 rooms]
- Floor void contaminated below timber cupboard floor [in one area]
- Floor void between ground and 1<sup>st</sup> floor, contamination below further timber floor [approx. 5m<sup>2</sup>]

#### **Ground Floor –**

- Horizontal asbestos lagged pipes in timber boxing 6m each in 2 location,
- Vertical pipe in riser [4m in 12 areas]
- Pipes lagged in asbestos thermal insulation encased in concrete [1m each in 8 rooms]
- Riser contaminated in cupboard floor [x1 area]
- Floor duct contamination below pipework [approx. 10m]
- External asbestos cement flue and cowl [approx. 4m]

#### **Basement -**

Duct/Undercroft throughout contaminated with small amounts of asbestos debris. The undercrofts have concrete floors and brick walls, there are 4 pipes which will need cutting out and disposing of as asbestos waste throughout the duct (wrap and cut technique). The ducts also need an environmental clean.

- 1<sup>st</sup> Duct/undercroft is approx. 100m<sup>2</sup>; the path around it was about 1m wide walkway, the walkway is 12m long and 6m wide and in a square so 36m<sup>2</sup> of pathway needs environmental clean. There are 2 pipes 20m long with asbestos residue on them.
- 2<sup>nd</sup> adjoining duct/undercroft is linked to the one above, it is 50m<sup>2</sup>. The path around the dirt mound in the middle is approx. 1m wide, 7m long on each section (x4). There are 2 pipes 20m long with asbestos residue on them.
- 3<sup>rd</sup> duct/undercroft is accessed from the stairs (behind the 'Kingspan') is approx. 50m<sup>2</sup>. The path around the dirt mound in the middle is approx. 1m wide, 7m long on each section (x4). There are 4 pipes 20m long with asbestos residue on them.
- 4<sup>th</sup> undercroft has a dirt floor which will need cleaning. This 30m<sup>2</sup> and had 2 pipes in it.

## **Section 4 Recommendations**



## Recommendations

### Introduction

- 4.1.1** The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2** To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

### Specific Recommendations

- 4.1.3** The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4** Cheviot House is currently unoccupied and due for demolition. Therefore **all** asbestos-containing materials will need to be removed and disposed of in accordance with current legislation and guidance, prior to the start of the demolition process.
- 4.1.5** **Asbestos Thermal Insulation** products including debris and residue items must be removed by a contractor licensed to work with asbestos. The works will require the statutory 14-day notification to the Enforcing Authority. Full asbestos enclosures will be required for all of the asbestos thermal insulation incidents detailed within this report. A 4-stage certificate of reoccupation will be required for each enclosure and additional [minimal] personal, background and leak air testing is strongly recommended. Continued air monitoring throughout the works will not be required if the building remains unoccupied during the asbestos removal works.
- 4.1.6** **Asbestos Cement** products can be removed under local conditions which will include a designated respirator zone. These cement items will **not** require notification to the Enforcing Authority. An independent visual inspection will be required on completion of the works. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works.
- 4.1.7** **Asbestos Bitumen** roof covering will require notification under the Notifiable Non-Licensed Work (NNLWASB1 form) due to the extent of material and the potential for fibre release. Personnel air monitoring should be undertaken at the start of the works to confirm the control measures in place are satisfactory.
- 4.1.8** **We strongly recommend that the removal works are undertaken prior to demolition and not in conjunction with it and that the works are closely managed as part of the site will remain occupied.**

### 4.1.9 Budget Removal Costs:

Asbestos removal cost:	£ 108,130.00
Air monitoring cost:	£ 27,210.00
Management costs:	£ 13,098.40

Total Estimated Costs: **£ 148,429.40**

Please note that these costs do not include for the provision of power, water or welfare facilities.

# Section 5

## Annotated Plans

## Annotated Plans

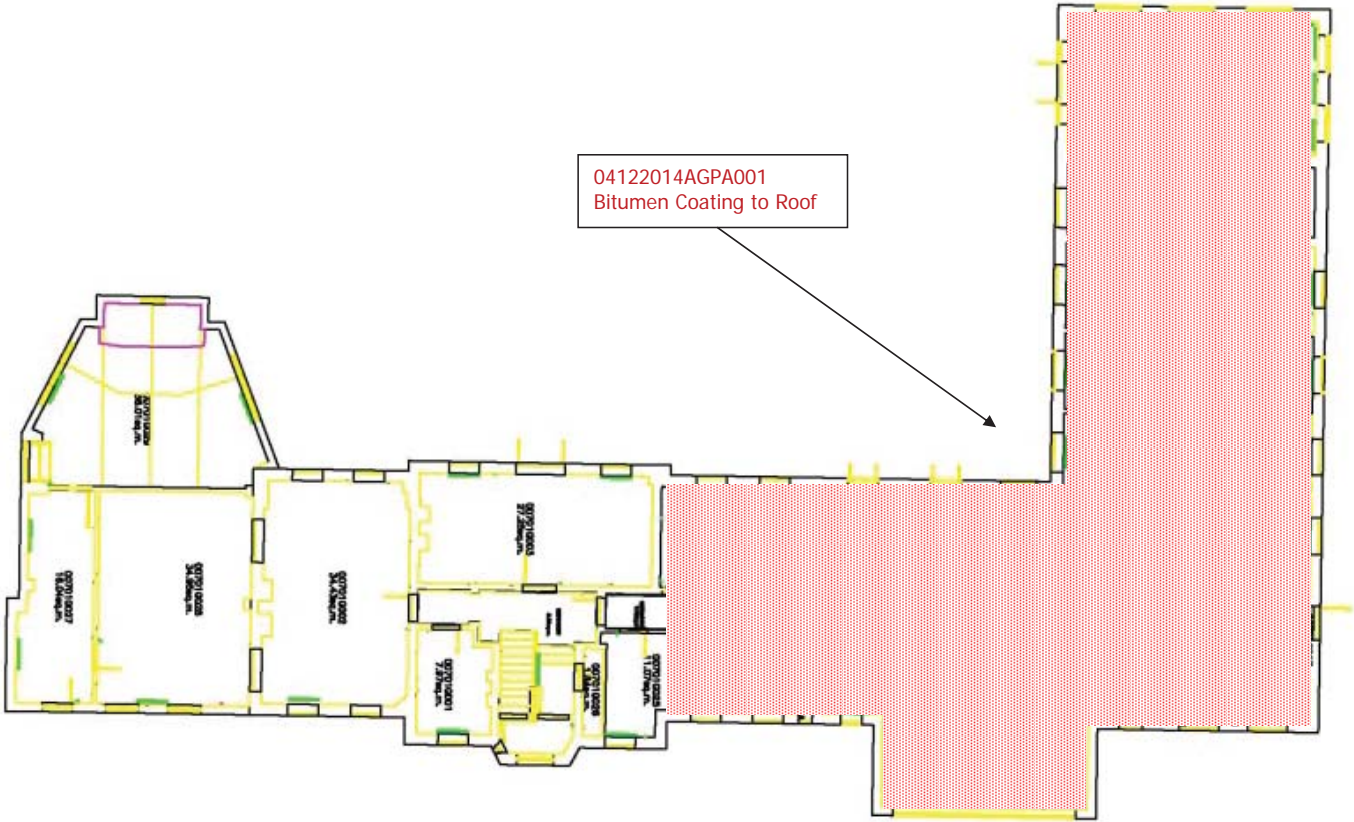
### Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – SIX
  - 1 Cheviot House, Sutton Hospital – Roof
  - 2 Cheviot House, Sutton Hospital – Second Floor
  - 3 Cheviot House, Sutton Hospital – First Floor
  - 4 Cheviot House, Sutton Hospital – Ground
  - 5 Cheviot House, Sutton Hospital – Undercroft
  - 6 Cheviot House, Sutton Hospital – Basement



# Cheviot House, Sutton Hospital – Roof

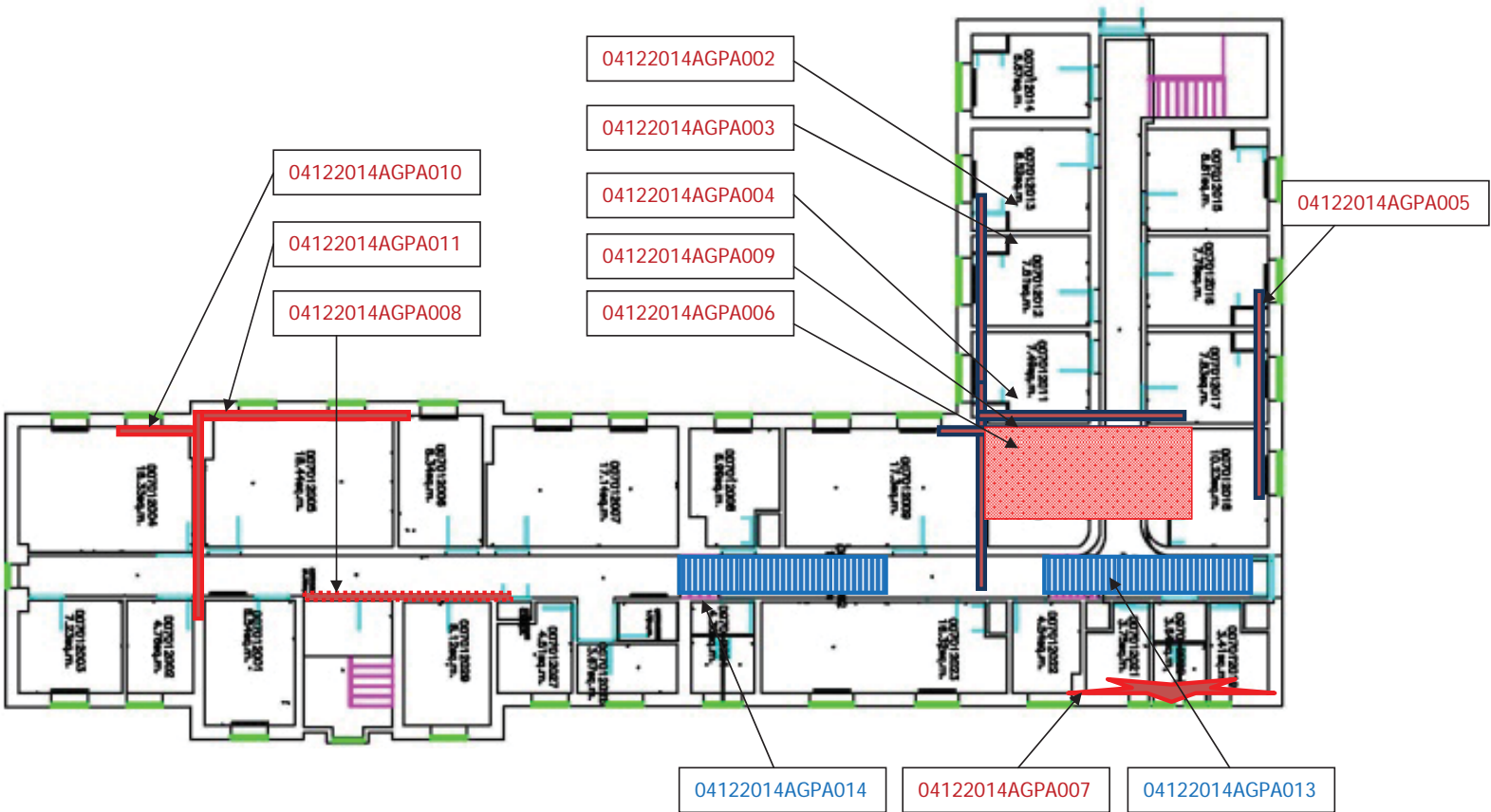
Key:
Asbestos Item
Non Asbestos Item (Sampled)





# Cheviot House, Sutton Hospital – Second Floor

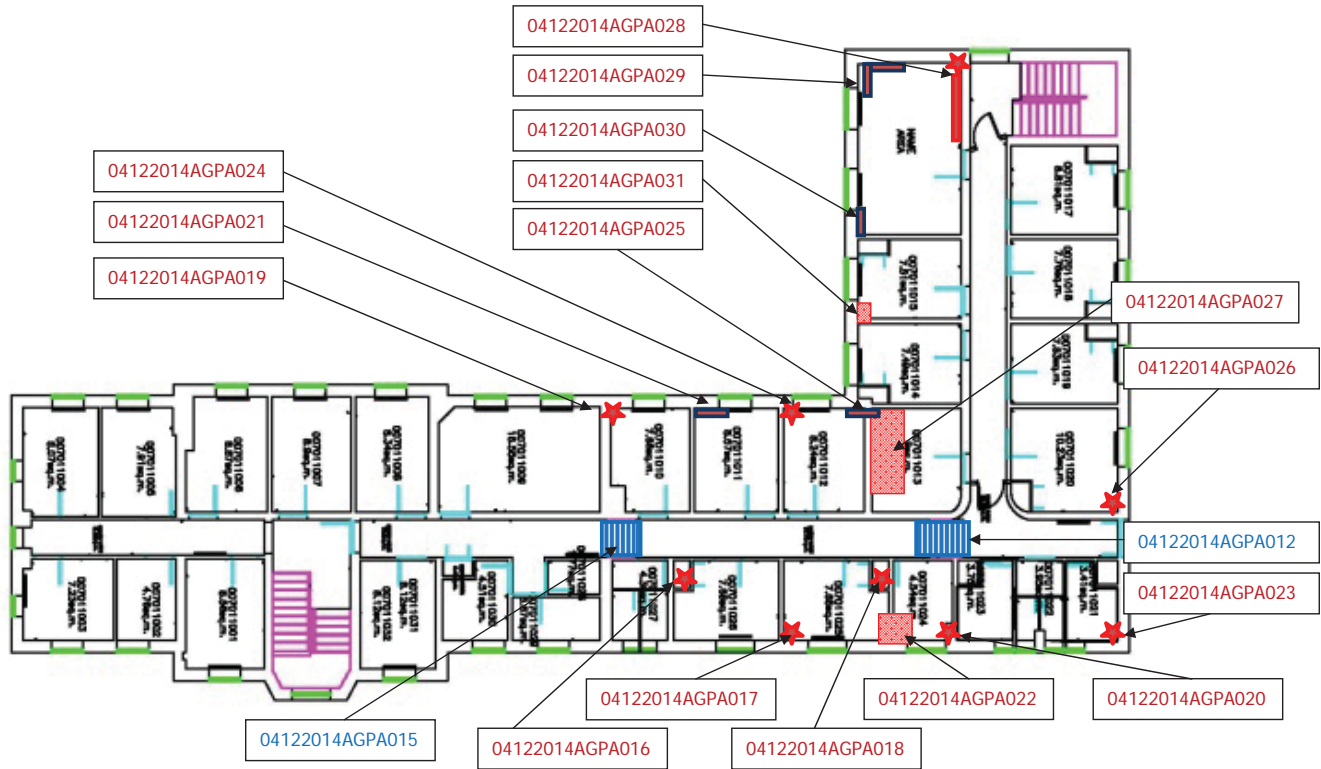
Key:	
Asbestos Item	
Debris	
Pipework in concrete	
Pipework in boxing Horizontal	
Pipework in boxing Vertical	
Cement Panels	
Non Asbestos Item (Sampled)	





# Cheviot House, Sutton Hospital – First Floor

Key:	
Asbestos Item	
Debris	
Pipework in concrete	
Pipework in boxing Horizontal	
Pipework in boxing Vertical	
Cement Panels	
Non Asbestos Item (Sampled)	

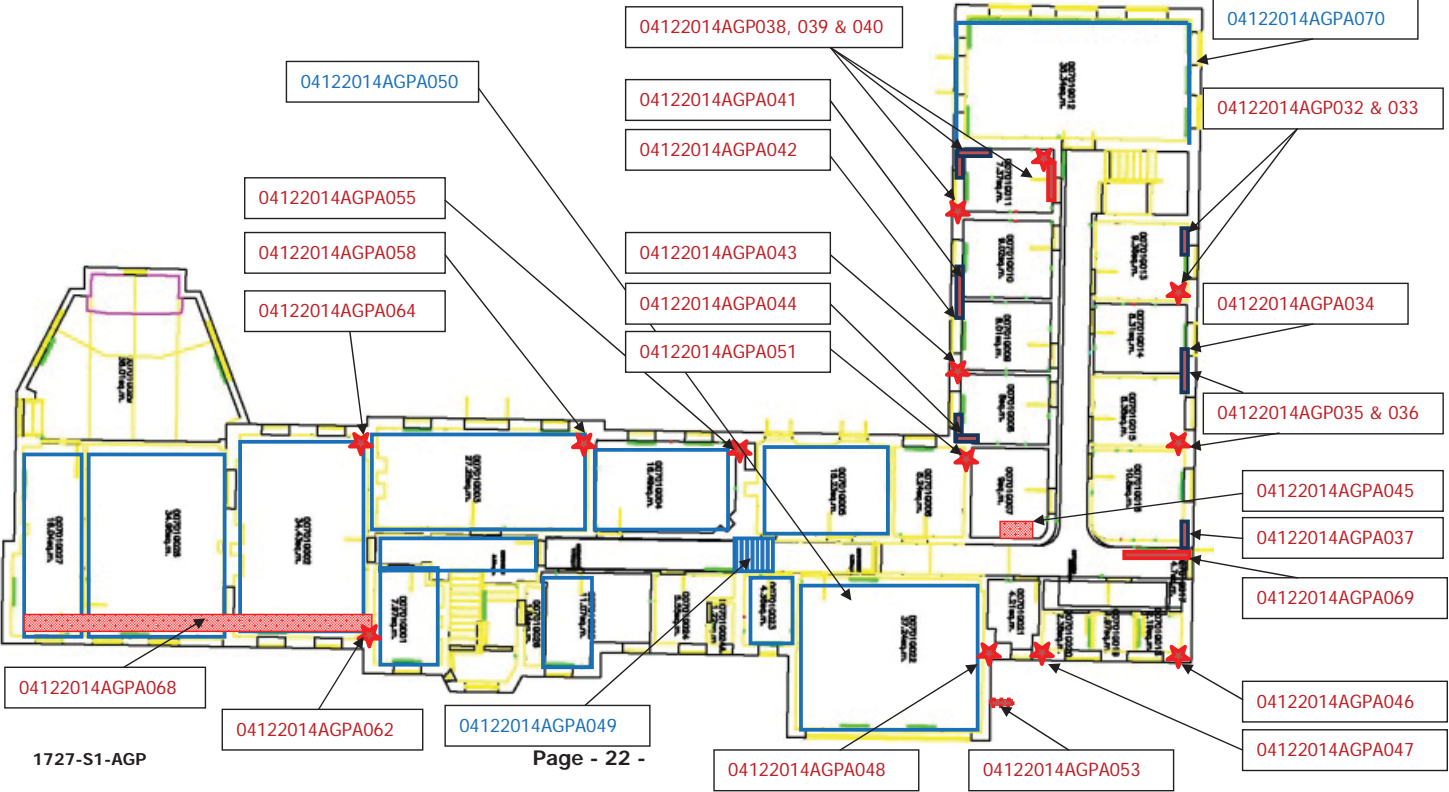




Cheviot House, Sutton Hospital –  
Ground Floor

Key:	
Asbestos Item	
Debris	
Pipework in concrete	
Pipework in boxing Horizontal	
Pipework in boxing Vertical	
Cement	
Non Asbestos Item (Sampled)	

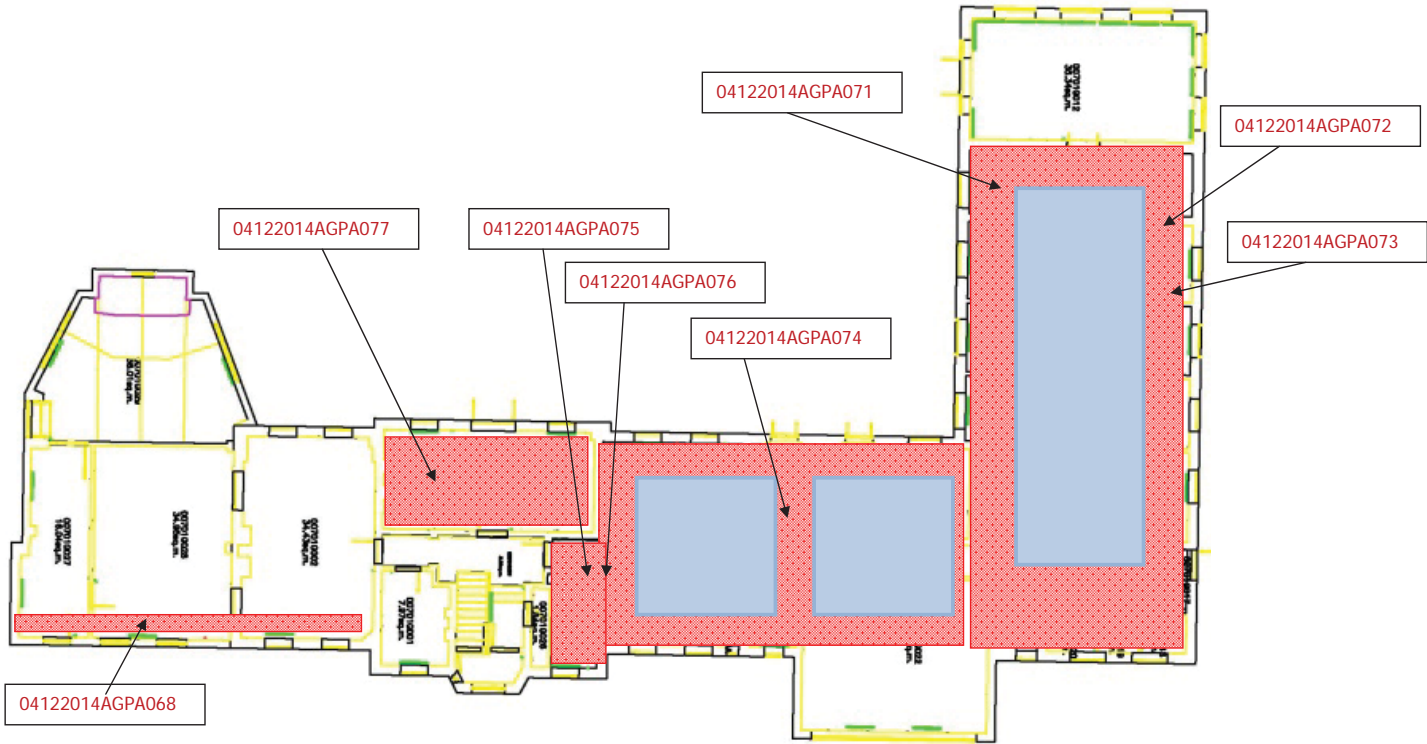
Sample Incident Numbers (Parquet flooring adhesive)  
04122014AGPA052/54/56/57/59/60/61/63/65/66 & 67





# Cheviot House, Sutton Hospital – Undercroft

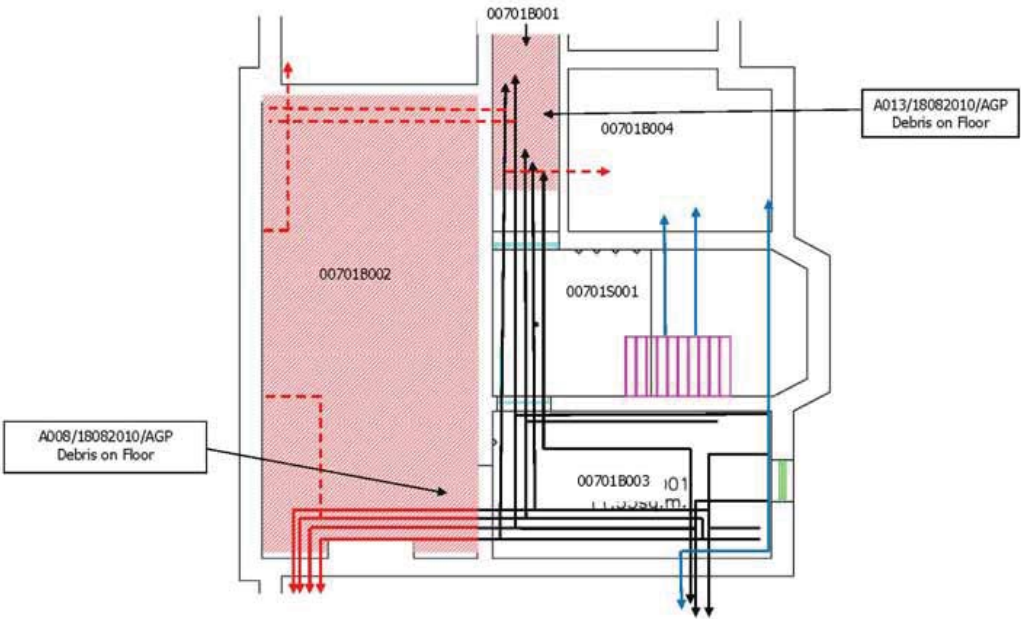
Key:	
Asbestos Item	
Debris	
Pipework in concrete	
Pipework in boxing Horizontal	
Pipework in boxing Vertical	
Cement	
Non Asbestos Item (Sampled)	





# Cheviot House, Sutton Hospital – Basement

Key:	
Asbestos Item	
Debris	
Pipework in concrete	
Pipework in boxing Horizontal	
Pipework in boxing Vertical	
Cement	
Non Asbestos Item (Sampled)	





## Section 6

### Site Information

## Site Information

### Cheviot House - Summary

- 6.1.1 Cheviot House is a brick built building with concrete floors with hollow clay pot shuttering. We believe that the original building was extended to create the current 'L' shape in doing so it encapsulated a free-standing single story structure which juts out of the side of the building. A further extension was added as a single story to the other side. The old Chapel and adjoining rooms are also an addition to the original build. All additional structures have been built with brick walls and flat roofs. A small loft area is located to the original build.
- 6.1.2 There is a floor void located between the ground and first floors above the ground floor conference room. Service ducts/undercrofts are located below all of the building except the Old Chapel areas.
- 6.1.3 Roof and Loft Areas:
- 6.1.4 There are two roof voids to Cheviot House. The largest is located over the 'L' extension (above rooms 00701210 to 00701222). The floor to the loft is concrete. The underside of the flat roof has been timber boarded and is supported by timber supports. The loft has been segregated with timber walls. There are a number of water tanks, plastic and galvanised metal with galvanised pipework lagged in hessian wrap. One of the tanks has been clad with timber panels and insulated with ceramic wool. Internal chimney flue structures are brick or hollow pot construction. Cast iron waste water pipes run from the roof into and through the loft and out of the mansard roof. No asbestos-containing materials were identified on within the internal aspect of this loft.
- 6.1.5 The flat roof located above this loft is covered with asbestos containing bitumen. No asbestos containing materials were identified within the chimney/ventilation stacks.
- 6.1.6 The smaller loft located over rooms 007012001/5/6 and room 007012029. This area also has a concrete floor, timber lined roof and timber roof supports. The galvanised cold water tank has been clad with timber panels and insulated with ceramic wool. Pipework is lagged in hessian wrap supported on brick piers. Externally the mansard roof to the loft is clad in clay tile. No asbestos containing materials were identified within this loft area.
- 6.1.7 Ground, First and Second Floors:
- 6.1.8 Internally the walls are constructed from hollow clay pot, brick and where modern adjustments have been made, plasterboard. All the walls have been rendered and plastered. Ceilings and floors throughout are concrete and have been overlaid with a mixture of carpet, parquet, linoleum or quarry tiles. The windows have been modernised and are in the main uPVC however a few original timber framed windows remain.
- 6.1.9 The two staircases are concrete. The top of the rear staircase has metal firebreak panels from the first to second floor. The top of the main staircase has a timber framed wall panel built with glass and asbestos cement infill panels at low level.
- 6.1.10 Timber cupboards constructed on concrete plinths are located in a large number of rooms throughout the building, presumably for storing clothes when used as the Nurses Home. Many of the cupboards have been removed but the concrete plinth they are built on remains. The perimeter heating pipe, unlagged where exposed, runs through this plinth and asbestos thermal insulation in encapsulated within the concrete. The heating pipes

also run through the floors in timber and metal panelled boxing, within the walls and brick risers. Where the pipes are boxed in the heating pipes are lagged in asbestos thermal insulation.

- 6.1.11 The Old Chapel areas (rooms 00701G027 to G029) are an extension to the main building and link Cheviot House to the Main Building (no access between them is possible). The walls are block with a plaster render and fibreboard skirting, internal partitions are plasterboard. The roof is flat with a number of glazed and painted skylights. There is a heating pipe service duct off shoot from the main duct (room G027) which runs into the old Chapel (room G029), which is not insulated.

6.1.12 Basement:

- 6.1.13 The basement areas of Cheviot House are brick built rooms with a concrete floor, poured concrete ceiling and concrete stairs. It is accessible from the original front entrance. Pipework is lagged in machine-made mineral fibre (MMM) and runs from and into the service ducts and undercroft areas. Sections of the insulation have been removed exposing the pipes coated in a strong solution of PVA. We believe this was a result of a previous asbestos removal contract, and used to seal asbestos residue remaining on the pipes.

- 6.1.14 A floor duct runs from Room 00701B003 across to the duct in the Main Building. This duct is contaminated with asbestos thermal insulation debris. It is also possible to access this floor duct from room 00701G027 via a metal floor duct cover.

6.1.15 Undercroft:

- 6.1.16 The undercrofts are accessible from the basement areas and ground floor access door behind the rear staircase. The undercrofts have brick walls and a poured rough concrete floor. The undercrofts have a raised dirt middle and 'path' around the edge. Pipework is located in the 'path' area and lagged in MMM. Below the MMM insulation is asbestos thermal insulation residue. Asbestos residue and debris is also located on the walls and floor of the undercrofts.

- 6.1.17 One undercroft area located below room 00701G003 has a dirt floor. Pipes lagged in MMM and the dirt floor is contaminated with asbestos thermal insulation debris.

## Accessible Areas

### General Access Notes

- 6.1.18 It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 6.1.19 Other areas not accessed due to the limitations of this form of survey may include:

**Normal 'no access' areas during a Demolition Survey (unless agreed with the client);**

- Shuttering inside pre-cast concrete floors.
- Live electrical installations.

- 6.1.20 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.

## Section 7 Advice on Managing Asbestos

## Introduction

- 7.1.1** This section of the report gives advice on how to manage the asbestos-containing materials detailed within this report. Recommendations made are based on current legislative requirements and best practice issued by the Health & Safety Executive.
- 7.1.2** No recommendations are made in this section regarding to any organisation's specific management plan, policy or procedure, these are outside the scope of this survey report.

## Legislative Background

- 7.1.3** Regulation 4 requires dutyholders to:
- take reasonable steps to find materials in premises likely to contain asbestos and to check their condition;
  - presume that materials contain asbestos unless there is strong evidence to suppose they do not;
  - make a written record of the location and condition of asbestos and presumed asbestos-containing materials (ACMs) and keep the record up to date;
  - assess the risk of the likelihood of anyone being exposed to these materials; and
  - prepare a plan to manage that risk and put it into effect to ensure that:
    - any material known or presumed to contain asbestos is kept in a good state of repair;
    - any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed; and
    - information on the location and condition of the material is given to anyone potentially at risk.
- 7.1.4** The dutyholder in this context is the person in control of maintenance activities in the non-domestic premises, whether that be the occupier or landlord, sub-lessor or managing agent. Where no such obligation exists, eg where there is no tenancy agreement or contract, or where the premises are unoccupied, then the regulations place the duty on the person in control of the premises to comply with this regulation.

- 7.1.5** This survey report will help you conform to sections a, b, c and part of d above.

## Dutyholder's Responsibilities

- 7.1.6** During the inspection, Assured Safety Management has undertaken a quantifiable assessment of the risk of fibre release using the material assessment algorithm as detailed in HSG264 which takes into account important factors relating to the item. The detail of this material assessment is detailed in the enclosed Data Sheets (see appendices).
- 7.1.7** To fully manage ACMs a second assessment (priority assessment) which considers the likelihood of the ACM actually being disturbed and exposing your employees or others needs to be completed with input from the dutyholder who has the knowledge of what takes place in their workplace.
- 7.1.8** The material assessment score for each ACM is added to the priority assessment score for each ACM which will provide the risk assessment score for each ACM. The risk

assessment scores will then need to be ranked, the higher the number the more urgency the ACMs requires. This assessment process does not inform you what action is required on ACMs, see Management Options below.

- 7.1.9** Risk ratings and recommended actions provided by Assured Safety Management are based on information available at the time of the survey. **Where details alter after the inspection has taken place, for example changing the use of a room, affected ACMs must be reassessed.**
- 7.1.10** Further details on the material and priority assessments are given in the Appendices under 'Method of Risk Assessment'.

## Management Options

- 7.1.11** Once the ACMs have been prioritised using the assessments above, some may require immediate action. This is not the full management plan, but options for dealing with the ACMs. The paragraphs below presents measures which will be needed in all cases where ACMs are present, and further options for managing the condition of your ACMs. The following advice is provided from HSG227 'A comprehensive guide to Managing Asbestos in premises'.

### Measures needed in all cases where ACMs are present

- communicate with employees, contractors and others
- monitor the condition of the ACM
- put a safe system of work in place

### Communicating with employees, contractors and others

- 7.1.12** It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of your ACMs. Employees and others should be made aware of the location of any ACMs in the buildings they work in if they are liable to disturb them. **This is particularly important for maintenance workers who may directly disturb ACMs while working.** Means of communicating with contractors who come on site to carry out work must also be set up to prevent them from disturbing ACMs without taking proper precautions.

### Monitor the ACMs

- 7.1.13** ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. If they are left in place, the condition of the ACMs will have to be monitored regularly and the results recorded. When the condition of the ACM starts to deteriorate, remedial action can be taken. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but would not be expected to be more than 12 months in most cases. ACMs in remote locations, with little or no routine activity, can be inspected infrequently. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

### Safe System of Work

- 7.1.14** You need to have a system in place to control any maintenance or building work on the fabric of your building. This may take one of several forms, depending on the size and complexity of the organisation, for example:
- in a small organisation, one person can be nominated to control all work carried out by in-house maintenance workers and all contractors;
  - limit the number of contractors who work on your premises to one or two who are familiar with the buildings and procedures in use in your organisation;

- c. the maintenance or safety department may be charged with ensuring that information regarding the presence of ACMs or presumed ACMs is passed on to contractors who come onto your premises;
- d. a formal, written safe system of work incorporating permits-to-work may be used to control maintenance workers and contractors alike. This is most likely to be necessary in larger organisations where it is difficult for one person to maintain control over the number of contractors on site. It provides a framework for those controlling the contractors.

**7.1.15** In this report we have provided with our recommendations based on experience and best practice, these will normally involve one of the following.

**Options for managing the condition of your ACMs**

- protect/enclose the ACM
- seal/encapsulate the ACM
- repair the ACM
- remove the ACM

**Protect or enclose the ACM**

**7.1.16** Protecting ACMs means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves the erection of a barrier around it, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material. This will involve sealing the edges and corners of the barrier. Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage. Potential problems for the future should be borne in mind when choosing this option.

**Seal or encapsulate the ACM**

**7.1.17** There are two types of encapsulants: bridging encapsulants which form a durable layer adhering to the surface of the ACM (not suitable for use on friable ACMs such as insulation or sprayed coatings) and penetrating encapsulants which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination.

**Repairing the ACM**

**7.1.18** To be readily repairable, the damage must be slight, therefore repair should be restricted to patching/sealing small areas and making good slight damage to enclosures which are protecting ACMs. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material.

**Removing the ACM**

**7.1.19** Where ACMs have been identified and are not in good condition, or are in a vulnerable position and liable to damage, the options discussed in the above paragraphs should be explored first. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors, unless of course the ACM is asbestos cement or other highly bonded materials not covered by the scope licensing requirements of CAR 2012.

**7.1.20** Where remedial action is required for ACMs, such action should be taken at the earliest opportunity so as to minimise potential health risks. It should also form part of a structured Asbestos Management Plan. These items will be either damaged or liable (by virtue of location or material type) to be damaged in normal occupation or maintenance

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

**Work with ACMs**

**7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

**Licensable Work**

**7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.

**7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.

**7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.

**7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

**Non-Licensable Work**

**7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:

- i. Wetting of the materials before removal
- ii. Preventing unauthorised persons from entering the work area

**7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.

**7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.

### Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

### Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

### Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.

### Larger Scale Projects

- 7.1.36** The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

## Section 8

### Limitations and Restrictions

## Limitations and Restrictions

### Introduction

- 8.1.1 For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2 This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3 **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4 Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5 The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6 Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7 The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

### Sampling

- 8.1.9 Bulk samples have been taken from all materials, which upon visual inspection, appeared likely to contain asbestos and from materials which are commonly mistaken for asbestos containing materials.

- 8.1.10 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

General Limitations

- 8.1.11 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- a. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - b. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - c. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work, etc Act 1974 for both themselves and others.
  - d. Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

Section 9  
Appendices

# Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

## Notes on Appendices

### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including; photographs, location, extent, material type and risk assessment.

### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).

# Appendix A Register of Asbestos

Pages of Registers – Sixteen



**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, Roof, Flat Roof, Poured Bitumen Coating onto Timber Boards	200sq.m	Bitumen	Identified	Bitumen, Chrysotile (white), Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles., Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA001 A001/04122014/AGP 2</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012013, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA002 A002/04122014/AGP 8</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012012, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA003 Refer To: A002/04122014/AGP 8</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012011, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA004 Refer To: A002/04122014/AGP 8</div>
<b>Action taken:</b>			<b>Date:</b>			

Page 1 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Second Floor, Room 007012016, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA005 Refer To: A002/04122014/AGP 8</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012010, Timber Cupboard, Debris Below Timber Floor in Poured Concrete Plinth	2sq.m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA006 A003/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012022, Vertical Riser to LHS of Window, Vertical Heating Pipe	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA007 Refer To: A002/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Corridor 007012C01, Partition At Top of Staircase, Low Level Wall Panels [x3 panels]	Each 1sq.m	Asbestos Cement	Identified	Cement, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA008 Refer To: B001/09021999/AGR 5</div>

Page 2 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012009, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA009 Refer To: A002/04122014/AGP 8</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012004, Perimeter Heating Pipes in Low Level Timber Boxing	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA010 A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Room 007012005, Perimeter Heating Pipes in Low Level Timber Boxing	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA011 Refer To: A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011026, Vertical Riser, Vertical Heating Pipe	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA016 Refer To: A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			

Page 3 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011025, Vertical Riser to RHS of Window, Vertical Heating Pipe [x2 pipes]	Each 3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA017 Refer To: A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011025, Vertical Riser, Vertical Heating Pipe	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA018 Refer To: A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011010, Vertical Riser to LHS of Window, Vertical Heating Pipe	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA019 Refer To: A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011024, Vertical Riser to LHS of Window, Vertical Heating Pipe	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>04122014AGPA020 Refer To: A004/04122014/AGP 9</div>
<b>Action taken:</b>			<b>Date:</b>			

Page 4 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, First Floor, Room 007011011, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA021 <div>Refer To:</div> A002/04122014/AGP <div>Material Assessment</div> 8
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, In Floor Void Below Room 007011024, Vertical Heating Pipes (2x 4" diameter)	Each 0.5m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA022 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011021, Vertical Riser to LHS of Window, Debris	3m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA023 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011012, Vertical Riser, Vertical Heating Pipe	3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA024 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, First Floor, Room 007011012, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA025 <div>Refer To:</div> A002/04122014/AGP <div>Material Assessment</div> 8
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011020, Vertical Riser to RHS of Window, Debris	3m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA026 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011013, Timber Cupboard, Debris Below Timber Floor in Poured Concrete Plinth	2sq.m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA027 <div>Refer To:</div> A003/04122014/AGP <div>Material Assessment</div> 8
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, First Floor, Room 007011016, High Level Horizontal and Vertical Timber Boxing, Heating Pipe	5m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA028 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:	
Action taken:			Date:				
Internal Unoccupied, First Floor, Room 007011016, RHS of Window, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA029 Refer To: A002/04122014/AGP 8
Action taken:			Date:				
Internal Unoccupied, First Floor, Room 007011016, LHS of Window, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA030 Refer To: A002/04122014/AGP 8
Action taken:			Date:				
Internal Unoccupied, First Floor, Room 007011015, Vertical Riser to LHS of Window, Pipework; Fibrous Debris	50cm	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA031 Refer To: A002/04122014/AGP 9
Action taken:			Date:				

Page 7 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:	
Internal Unoccupied, Ground Floor, Room 00701G013, Vertical Riser to RHS of Window, Vertical Pipes [x2 pipes]	Each 3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA032 Refer To: A004/04122014/AGP 9
Action taken:			Date:				
Internal Unoccupied, Ground Floor, LHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA033 Refer To: A002/04122014/AGP 8
Action taken:			Date:				
Internal Unoccupied, Ground Floor, Room 00701G014, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA034 Refer To: A002/04122014/AGP 8
Action taken:			Date:				
Internal Unoccupied, Ground Floor, Room 00701G015, LHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	04122014AGPA035 Refer To: A002/04122014/AGP 8
Action taken:			Date:				

Page 8 of 16  
Appendix A

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:						
Internal Unoccupied, Ground Floor, Room 00701G015, Vertical Riser to RHS of Window, Vertical Pipes [x2 pipes]	Each 3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>04122014AGPA036</td></tr><tr><td>Sample Number</td><td>Refer To: A004/04122014/AGP</td></tr><tr><td>Material Assessment</td><td>9</td></tr></table>	Finding Code	04122014AGPA036	Sample Number	Refer To: A004/04122014/AGP	Material Assessment	9
Finding Code	04122014AGPA036											
Sample Number	Refer To: A004/04122014/AGP											
Material Assessment	9											
Action taken:			Date:									
Internal Unoccupied, Ground Floor, Room 00701G016, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>04122014AGPA037</td></tr><tr><td>Sample Number</td><td>Refer To: A002/04122014/AGP</td></tr><tr><td>Material Assessment</td><td>8</td></tr></table>	Finding Code	04122014AGPA037	Sample Number	Refer To: A002/04122014/AGP	Material Assessment	8
Finding Code	04122014AGPA037											
Sample Number	Refer To: A002/04122014/AGP											
Material Assessment	8											
Action taken:			Date:									
Internal Unoccupied, Ground Floor, Room 00701G011, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	2m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>04122014AGPA038</td></tr><tr><td>Sample Number</td><td>Refer To: A002/04122014/AGP</td></tr><tr><td>Material Assessment</td><td>8</td></tr></table>	Finding Code	04122014AGPA038	Sample Number	Refer To: A002/04122014/AGP	Material Assessment	8
Finding Code	04122014AGPA038											
Sample Number	Refer To: A002/04122014/AGP											
Material Assessment	8											
Action taken:			Date:									
Internal Unoccupied, Ground Floor, Room 00701G011, Vertical Riser to LHS of Window, Vertical Pipes [x2 pipes]: Residue	Each 3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>04122014AGPA039</td></tr><tr><td>Sample Number</td><td>Refer To: A002/04122014/AGP</td></tr><tr><td>Material Assessment</td><td>9</td></tr></table>	Finding Code	04122014AGPA039	Sample Number	Refer To: A002/04122014/AGP	Material Assessment	9
Finding Code	04122014AGPA039											
Sample Number	Refer To: A002/04122014/AGP											
Material Assessment	9											
Action taken:			Date:									

Page 9 of 16  
Appendix A

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:	
Internal Unoccupied, Ground Floor, Room 00701G011, High Level Horizontal and Vertical Timber Boxing, Heating Pipe	5m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code	04122014AGPA040
						Sample Number	Refer To: A004/04122014/AGP
						Material Assessment	9
Action taken:			Date:				
Internal Unoccupied, Ground Floor, Room 00701G010, LHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code	04122014AGPA041
						Sample Number	Refer To: A002/04122014/AGP
						Material Assessment	8
Action taken:			Date:				
Internal Unoccupied, Ground Floor, Room 00701G009, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code	04122014AGPA042
						Sample Number	Refer To: A002/04122014/AGP
						Material Assessment	8
Action taken:			Date:				
Internal Unoccupied, Ground Floor, Room 00701G009, Vertical Riser to LHS of Window, Vertical Pipes [x2 pipes]	Each 3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code	04122014AGPA043
						Sample Number	Refer To: A004/04122014/AGP
						Material Assessment	9
Action taken:			Date:				

Page 10 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00701G008, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA044 <div>Refer To:</div> A002/04122014/AGP <div>Material Assessment</div> 8
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00701G007, Vertical Riser to LHS of Window, Vertical Pipes [x2 pipes]	30cm	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA045 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00701G018, Vertical Riser [Chicken wire & Plaster] to LHS of Window, Vertical Pipes [x2 pipes]	Each 3m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA046 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00701G021, Vertical Riser[Brick] to LHS of Window, Vertical Pipes	4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA047 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			

Page 11 of 16  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00701G021, Vertical Riser[Brick] to RHS of Window, Vertical Pipes [x2 pipes]	Each 4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA048 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00701G006, Vertical Riser to LHS of Window, Vertical Pipe	4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA051 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			
External, Ground Floor, Room 00701G022, Redundant Flue Pipe and Cowl	4m	Asbestos Cement	Identified	Cement, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA053 <div>Refer To:</div> B001/16021999/AGR <div>Material Assessment</div> 4
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00701G005, Vertical Riser to LHS of Window, Vertical Pipe	4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA055 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
<b>Action taken:</b>			<b>Date:</b>			

Page 12 of 16  
Appendix A

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00701G003 (sub-division), Vertical Riser to RHS of Window, Vertical Pipe	4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA058 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00701G001, Vertical Riser Embedded in Wall to RHS of Window, Vertical Pipe	4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA062 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00701G002, Vertical Riser to RHS of Window, Vertical Pipes [x2 pipes]	Each 4m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA064 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00701G027 into Room G028 and Room G002, Floor Duct, Floor Below Pipes	10m	Thermal Insulation Debris	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA068 <div>Refer To:</div> A008/04122014/AGP <div>Material Assessment</div> 10
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Corridor 00701GC04, Wall to Room 00701G016, High Level Boxing Heating Pipe	2m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA069 <div>Refer To:</div> A004/04122014/AGP <div>Material Assessment</div> 9
Action taken:			Date:			
Internal Unoccupied, Basement, Undercroft to Cheviot House [North Wing] Below Rooms 00701G007 to 00701G021, Debris Throughout	100sq.m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA071 <div>Refer To:</div> E008/15021999/AGR <div>Material Assessment</div> 11
Action taken:			Date:			
Internal Unoccupied, Basement, Undercroft to Cheviot House [North Wing] Below Rooms 00701G007 to 00701G021, LHS High Level Horizontal Pipe	20m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number</div> 04122014AGPA072 <div>Refer To:</div> E009/15021999/AGR <div>Material Assessment</div> 11
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Basement, Undercroft to Cheviot House [North Wing] Below Rooms 00701G007 to 00701G021, RHS High Level Horizontal Pipe <b>Action taken:</b>	20m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 04122014AGPA073 E010/15021999/AGR 11
Internal Unoccupied, Basement, Undercroft to Cheviot House [South Wing] Below Rooms 00701G004-G006 and 00701G022-G026, Top High Level Horizontal Pipe <b>Action taken:</b>	20m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 04122014AGPA074 E011/15021999/AGR 11
Internal Unoccupied, Basement, Undercroft to Cheviot House [South Wing] Below Rooms 00701G004-G006 and 00701G022-G026, Bottom High Level Horizontal Pipe <b>Action taken:</b>	20m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 04122014AGPA075 E012/15021999/AGR 11

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Basement, Undercroft to Cheviot House [South Wing] Below Rooms 00701G004-G006 and 00701G022-G026, Throughout <b>Action taken:</b>	100sq.m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 04122014AGPA076 E/013/15021999/AGR 11
Internal Unoccupied, Basement, Undercroft to Cheviot House [South Wing] Room 00701B002 Throughout <b>Action taken:</b>	30sq.m	Thermal Insulation Residue	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 04122014AGPA077 Refer to: A008/18082010/AGP 11



# Appendix B

## Register of Non Asbestos

Pages of Registers - Three

### REGISTER OF NON-ASBESTOS FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:	
Internal Unoccupied, First Floor, Corridor 007011C03, Stairs Original Stair Nosing [x7 steps]	Each 1m	Bitumen	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA012 A005/04122014/AGP
Internal Unoccupied, Second Floor, Corridor 007012C02, Stairs Original Stair Nosing [x7 steps]	Each 1m	Bitumen	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA013 Refer To: A005/04122014/AGP
Internal Unoccupied, Second Floor, Corridor 007011C02, Stairs Original Stair Nosing [x4 steps]	Each 1m	Bitumen	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA014 Refer To: A005/04122014/AGP
Internal Unoccupied, First Floor, Corridor 007011C03, Stairs Original Stair Nosing [x4 steps]	Each 1m	Bitumen	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA015 Refer To: A005/04122014/AGP
Internal Unoccupied, Ground Floor, Corridor 00701GC03, Stairs Original Stair Nosing [x6 steps]	Each 1m	Bitumen	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA049 Refer To: A005/04122014/AGP
Internal Unoccupied, Ground Floor, Void above Room 00701G022, Felt to top of Concrete	40sq.m	Bitumen Felt	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA050 A006/04122014/AGP

REGISTER OF NON-ASBESTOS FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:	
Internal Unoccupied, Ground Floor, Room 00701G022, Parquet Flooring, Adhesive	40sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA052 A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G005, Parquet Flooring, Adhesive	17sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA054 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G023, Parquet Flooring, Adhesive	4.5sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA056 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G025, Parquet Flooring, Adhesive	10sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA057 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G003, Parquet Flooring, Adhesive	30sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA059 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G004, Parquet Flooring, Adhesive	16.5sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA060 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Corridor 00701GC01, Parquet Flooring, Adhesive	6sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA061 Refer To: A007/04122014/AGP

REGISTER OF NON-ASBESTOS FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:	
Internal Unoccupied, Ground Floor, Room 00701G001, Parquet Flooring, Adhesive	8sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA063 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G002, Parquet Flooring, Adhesive	35sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA065 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G028, Parquet Flooring, Adhesive	35sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA066 Refer To: A007/04122014/AGP
Internal Unoccupied, Ground Floor, Room 00701G027, Parquet Flooring, Adhesive	16sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA067 Refer To: A007/04122014/AGP
External, Ground Floor, Room 00701G021	22sq.m	Damp Proof Course	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number	04122014AGPA070 A009/07122014/AGP

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# Appendix C Register of No Access Gained

Pages of Registers - None

# Appendix D Data Sheet Register

Pages of Registers – Seventy Seven

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA001		Item	Bitumen		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Roof	Flat Roof, Poured Bitumen Coating onto Timber Boards		200sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	Chrysotile (white)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	2
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA002		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012013, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA003		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012012, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA004		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012011, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA005		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012016, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA006		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012010, Timber Cupboard, Debris Below Timber Floor in Poured Concrete Plinth		2sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA007		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012022, Vertical Riser to LHS of Window, Vertical Heating Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Pipes inside riser

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA008		Item	Asbestos Cement		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Corridor 007012C01, Partition At Top of Staircase, Low Level Wall Panels [x3 panels]		Each 1sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA009		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012009, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA010	Item	Thermal Insulation on Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Second Floor	Room 007012004, Perimeter Heating Pipes in Low Level Timber Boxing	3m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA011		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Room 007012005, Perimeter Heating Pipes in Low Level Timber Boxing		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



Page 11 of 77

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA012		Item	Bitumen		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Corridor 007011C03, Stairs Original Stair Nosing [x7 steps]		Each 1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

Page 12 of 77

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA013		Item	Bitumen		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Corridor 007012C02, Stairs Original Stair Nosing [x7 steps]		Each 1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA014		Item	Bitumen		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Corridor 007011C02, Stairs Original Stair Nosing [x4 steps]		Each 1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA015		Item	Bitumen		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Corridor 007011C03, Stairs Original Stair Nosing [x4 steps]		Each 1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA016		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011026, Vertical Riser, Vertical Heating Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA017		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011025, Vertical Riser to RHS of Window, Vertical Heating Pipe [x2 pipes]		Each 3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

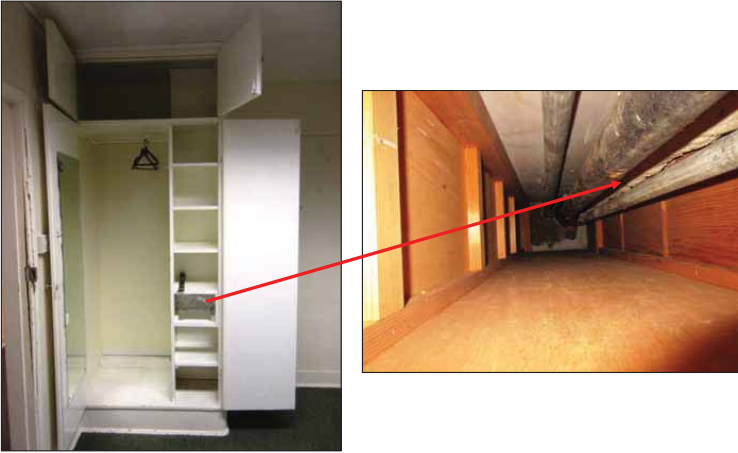


Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA018		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011025, Vertical Riser, Vertical Heating Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA019		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011010, Vertical Riser to LHS of Window, Vertical Heating Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA020		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011024, Vertical Riser to LHS of Window, Vertical Heating Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA021		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011011, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA022		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	In Floor Void Below Room 007011024, Vertical Heating Pipes [2x 4" diameter]		Each 0.5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA023		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011021, Vertical Riser to LHS of Window, Debris		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA024		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011012, Vertical Riser, Vertical Heating Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA025		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011012, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA026		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011020, Vertical Riser to RHS of Window, Debris		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA027		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011013, Timber Cupboard, Debris Below Timber Floor in Poured Concrete Plinth		2sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA028		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011016, High Level Horizontal and Vertical Timber Boxing, Heating Pipe		5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

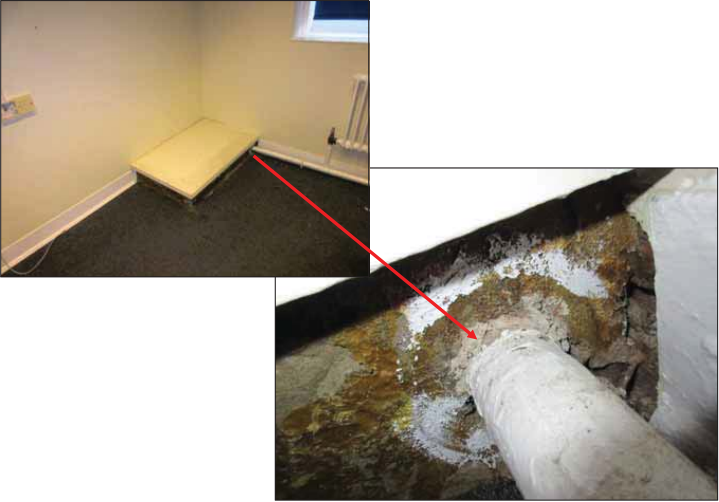


Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA029		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011016, RHS of Window, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA030		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011016, LHS of Window, Perimeter Heating Pipes Below Timber Cupboard, Embedded in Poured Concrete		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA031		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007011015, Vertical Riser to LHS of Window, Pipework: Fibrous Debris		50cm	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA032		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G013, Vertical Riser to RHS of Window, Vertical Pipes [x2 pipes]		Each 3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA033	Item	Thermal Insulation on Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00701G013, LHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA034		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G014, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA035		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G015, LHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA036		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G015, Vertical Riser to RHS of Window, Vertical Pipes [x2 pipes]		Each 3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA037		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G016, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA038		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G011, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth		2m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA039		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G011, Vertical Riser to LHS of Window, Vertical Pipes [x2 pipes]; Residue		Each 3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

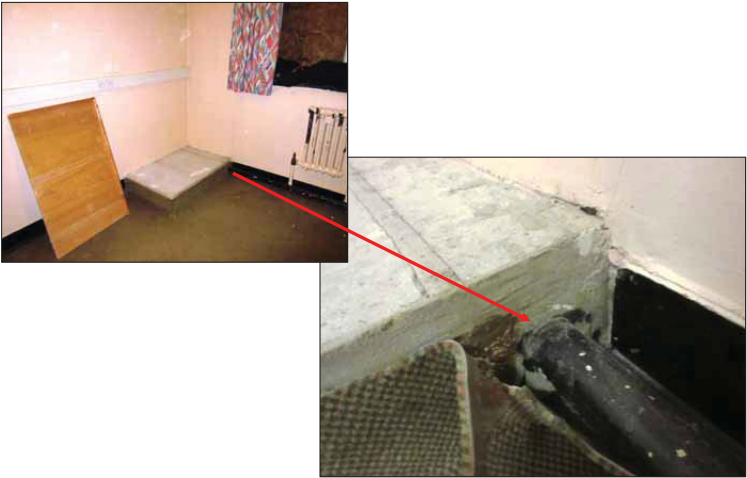
FINDING DETAILS					
Finding Code 04122014AGPA040		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G011, High Level Horizontal and Vertical Timber Boxing, Heating Pipe		5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA041	Item	Thermal Insulation on Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00701G010, LHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA042	Item	Thermal Insulation on Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00701G009, RHS of Window, Perimeter Heating Pipes Embedded in Poured Concrete Plinth	1m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA043		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G009, Vertical Riser to LHS of Window, Vertical Pipes [x2 pipes]		Each 3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA044		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G008, Perimeter Heating Pipes Embedded in Poured Concrete Plinth		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA045		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G007, Vertical Riser to LHS of Window, Vertical Pipes [x2 pipes]		30cm	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA046		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G018, Vertical Riser [Chicken wire & Plaster] to LHS of Window, Vertical Pipes [x2 pipes]		Each 3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
Continues from SI023.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA047		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G021, Vertical Riser[Brick] to LHS of Window, Vertical Pipes		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
Continues from SI020. Not in void but void open to riser.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA048		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G021, Vertical Riser[Brick] to RHS of Window, Vertical Pipes [x2 pipes]		Each 4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
Linked to SI022 from void above.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA049		Item	Bitumen		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Corridor 00701GC03, Stairs Original Stair Nosing [x6 steps]		Each 1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA050		Item	Bitumen Felt		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Void above Room 00701G022, Felt to top of Concrete		40sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA051		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G006, Vertical Riser to LHS of Window, Vertical Pipe		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA052		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G022, Parquet Flooring, Adhesive		40sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA053		Item	Asbestos Cement		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Room 00701G022, Redundant Flue Pipe and Cowl		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite & Chrysotile	Good Condition: No Visible Damage	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
It has been cut off within the external brick wall					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA054		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G005, Parquet Flooring, Adhesive		17sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA055	Item	Thermal Insulation on Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00701G005, Vertical Riser to LHS of Window, Vertical Pipe	4m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA056		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G023, Parquet Flooring, Adhesive		4.5sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA057		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G025, Parquet Flooring, Adhesive		10sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA058		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G003 (sub-division), Vertical Riser to RHS of Window, Vertical Pipe		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA059		Item Bitumen Adhesive	Recommendations No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G003, Parquet Flooring, Adhesive		30sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA060		Item Bitumen Adhesive	Recommendations No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G004, Parquet Flooring, Adhesive		16.5sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			

No Photograph

Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA061		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Corridor 00701GC01, Parquet Flooring, Adhesive		6sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA062		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G001, Vertical Riser Embedded in Wall to RHS of Window, Vertical Pipe		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA063		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G001, Parquet Flooring, Adhesive		8sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA064		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G002, Vertical Riser to RHS of Window, Vertical Pipes [x2 pipes]		Each 4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA065		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G002, Parquet Flooring, Adhesive		35sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA066		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G028, Parquet Flooring, Adhesive		35sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA067		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G027, Parquet Flooring, Adhesive		16sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

No Photograph

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA068		Item	Thermal Insulation Debris		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00701G027 into Room G028 and Room G002, Floor Duct, Floor Below Pipes		10m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	10
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA069		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Corridor 00701GC04, Wall to Room 00701G016, High Level Boxing Heating Pipe		2m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA070		Item	Damp Proof Course		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Room 00701G021		22sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA071		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [North Wing] Below Rooms 00701G007 to 00701G021, Debris Throughout		100sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

No Photograph

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA072		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [North Wing] Below Rooms 00701G007 to 00701G021, LHS High Level Horizontal Pipe		20m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

No Photograph



SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA073		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [North Wing] Below Rooms 00701G007 to 00701G021, RHS High Level Horizontal Pipe		20m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

No Photograph

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA074		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [South Wing] Below Rooms 00701G004-G006 and 00701G022-G026, Top High Level Horizontal Pipe		20m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA075		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [South Wing] Below Rooms 00701G004-G006 and 00701G022-G026, Bottom High Level Horizontal Pipe		20m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 04122014AGPA076		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [South Wing] Below Rooms 00701G004-G006 and 00701G022-G026, Throughout		100sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

CHEVIOT HOUSE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 04122014AGPA077		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Undercroft to Cheviot House [South Wing] Room 00701B002 Throughout		30sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

No Photograph

# Appendix E

## Determination of Asbestos Type

Two reports  
ALS/J001922 (two pages)  
and ALS/J002051 (one page)

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J001922

<b>Client</b>	Assured Safety Management Ltd	<b>Attention</b>	Nathan Williams
<b>Client Address</b>	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
<b>Site Address</b>	Cheviot House, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
<b>Site Ref</b>	1727	<b>No. of Samples</b>	8

<b>Date Received</b>	09/12/2014	<b>Date of Analysis</b>	09/12/2014	<b>Report Issue Date</b>	09/12/2014
----------------------	------------	-------------------------	------------	--------------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory (V2), or subsequent "Y" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008054	A001/04122014/AGP	Roof	Covering	Chrysotile
BS008055	A002/04122014/AGP	Concrete Plinth Insulation	Perimeter Heating Pipe	Amosite + Chrysotile + Crocidolite
BS008056	A003/04122014/AGP	Concrete Plinth Insulation	Perimeter Heating Pipe	Amosite + Chrysotile + Crocidolite
BS008057	A004/04122014/AGP	Boxing Insulation	Perimeter Heating Pipe	Amosite + Chrysotile + Crocidolite
BS008058	A005/04122014/AGP	Stairs	Nosing	N.A.D.I.S
BS008059	A006/04122014/AGP	Floor Void	Felt to Concrete	N.A.D.I.S

**KEY**  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

<b>Analysed By</b>	Peter Timms
<b>Analyst Signatory</b>	

ALS14A  
Issued by: Quality Manager

<b>Approved By</b>	Olivia Pearce
<b>Approver Signatory</b>	

Issue Date: 21/11/2014  
Issue No. 3

Page 1 of 2

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J001922

<b>Client</b>	Assured Safety Management Ltd	<b>Attention</b>	Nathan Williams
<b>Client Address</b>	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
<b>Site Address</b>	Cheviot House, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
<b>Site Ref</b>	1727	<b>No. of Samples</b>	8

<b>Date Received</b>	09/12/2014	<b>Date of Analysis</b>	09/12/2014	<b>Report Issue Date</b>	09/12/2014
----------------------	------------	-------------------------	------------	--------------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory (V2), or subsequent "Y" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008060	A007/04122014/AGP	Parquet Flooring	Adhesive	N.A.D.I.S
BS008061	A008/04122014/AGP	Floor Duct	Debris Below Pipes	Chrysotile + Amosite

**KEY**  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

<b>Analysed By</b>	Peter Timms
<b>Analyst Signatory</b>	

ALS14A  
Issued by: Quality Manager

<b>Approved By</b>	Olivia Pearce
<b>Approver Signatory</b>	

Issue Date: 21/11/2014  
Issue No. 3

Page 2 of 2

Unit C7  
New Yaff Business Centre  
New Yaff  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002051

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Cheviot House, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	1

Date Received	15/12/2014	Date of Analysis	16/12/2014	Report Issue Date	16/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. (V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008512	A009/04122014/AGP	Room 00701G021	Damp Proof Course	N.A.D.I.S

**KEY**  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Peter Timms	Approved By	Wai-fung Kuet
Analyst Signatory		Approver Signatory	

ALS14A  
Issued by: Quality Manager

Page 1 of 1

Issue Date: 21/11/2014  
Issue No. 3

## Appendix F Glossary

## Glossary

Item	Meaning
<b>Duty Holder</b>	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
<b>Enclosure</b>	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
<b>Encapsulation</b>	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
<b>Labelling</b>	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
<b>Registering</b>	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
<b>Periodic Inspection</b>	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
<b>Repair</b>	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
<b>Removal</b>	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
<b>Manage</b>	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

## Appendix G Method of Risk Assessment

# Method of Risk Assessment

## Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres



## Appendix H

### Guidance on Relevant Legislation

## Guidance on Relevant Legislation

### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

### The most important of these are listed below:

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

### Lists of publications by the HSE can be found at: [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):

Tel: 0870 600 5522

Fax: 0870 600 5533

Website: [www.tso.co.uk](http://www.tso.co.uk)

Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books  
PO Box 1999  
SUDBURY  
Suffolk  
CO10 2WA

Tel: 01787 881165

Fax: 01787 313995

Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)

## Appendix I

### Asbestos Materials in Buildings

## Asbestos Materials in Buildings

### Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

#### 1. **Sprayed Coating**

This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.

#### 2. **Thermal Insulation**

Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.

#### 3. **Asbestos Insulating Board**

Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.

#### 4. **Asbestos Cement Products**

Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.

#### 5. **Ropes, Yarns and Cloths**

High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal of fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.

#### 6. **Millboard, Paper and Paper Products**

Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.

#### 7. **Bitumen Felts and Coatings**

May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

**8. Reinforced Plastics, Floor Tiles and Flooring Linoleum**

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

**9. Paints and Textured Coatings or 'Artex'**

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

**10. Mastics, Sealants, Putties and Adhesives**

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.

## Appendix J

### Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

### Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intensive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

# Appendix K

## Methodology for Inspection & Surveying

## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.

- 
- d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.
10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
- a) For sprayed coatings, one sample per 10 - 15 m<sup>2</sup> or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m<sup>2</sup> should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

## END OF REPORT

[D15 | version 5 | 07/03/12 | Issued by: Quality Manager]

**Assured**  
Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**MAIN BUILDING,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom & St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S2-AGP

**Report Date:** 17<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG

Tel: 020 7231 3011  
www.assuredsafety.org



Registered Company: 5923405

**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	14
5	Annotated Plans	17
6	Site Information	26
7	Advice on Managing Asbestos	30
8	Limitations & Restrictions	37
9	Appendices	40

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**



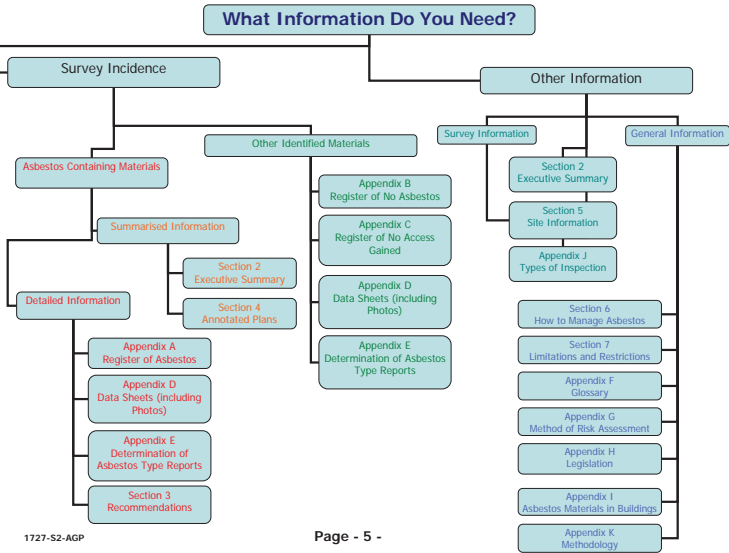
# Section 1

## How to use this Survey Document

## Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

## Section 2 Introduction



## Introduction

- 2.1.1 This report contains the findings of a **Demolition Survey** for Asbestos-Containing Materials (ACM), carried out at MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF. A standard definition of the survey scope can be found in the Appendices, under 'Forms of Inspection'.
- 2.1.2 Assured Safety Management was instructed by Chris Wainwright of Epsom & St Helier University Hospitals NHS Trust, 2nd Floor Ferguson House, St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA.
- 2.1.3 The inspection was undertaken by Alexandra Patrick & Nathan Williams (lead surveyors) and Alan Geddes (assistant surveyor) on 7<sup>th</sup> to 9<sup>th</sup> December 2014.
- 2.1.4 HSG 264 Asbestos: The surveyors guide states that a demolition 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. The guide recognises that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 2.1.5 The purpose of the inspection was to determine the presence, extent and condition of asbestos containing materials throughout the building prior to the demolition of the site.
- 2.1.6 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**

## Section 3 Executive Summary

## Executive Summary

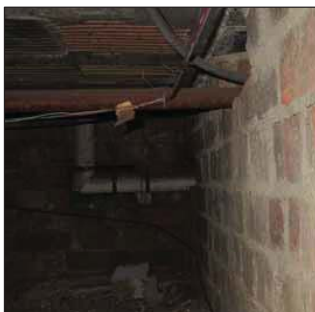
### 3.1.1 Asbestos thermal insulation was identified within the Main Building:

3.1.2 It is understood that the heating pipework throughout the main building was originally insulated with asbestos thermal insulation. During the life of the building much of this original insulation has been removed, however asbestos thermal insulation and asbestos thermal insulation residue remains on some pipework.

3.1.3 The ground floor has two vertical risers located in the lightwell's (one now filled in at ground floor level as a bathroom area). Each riser has two vertical pipes lagged in hand applied asbestos insulation. All other vertical risers had pipework which was either not lagged or lagged in non-asbestos materials.



3.1.4 Further asbestos thermal insulation was identified on two pipes within a ground floor service duct. The pipes run around the room 00702G094 and join the main service duct. The floor duct has a concrete cover and below this is another duct cover infilled with asbestos thermal insulation. One section of pipe was located in the undercroft approximately below area 00702GC002 is lagged in asbestos thermal insulation.



3.1.5 Asbestos thermal insulation is located in a first floor loft space where it has been partially removed from a number of pipes and is strongly believed to run under the asbestos cement and timber floor and on the first floor roof where the pipes are also wrapped in felt. The second floor loft has a square of asbestos thermal insulation lagging a small vessel.



3.1.6 Original pipework which has been stripped of the asbestos thermal insulation has asbestos residue along its length and lumps of asbestos debris on the pipes and surrounding floor and wall areas. Pipes in this condition are located in the second floor loft, the basement boiler room and throughout the main service duct.

### 3.1.7 A small number of asbestos cement items were identified within the Main Building:

3.1.8 The first floor loft room (accessed from the 2<sup>nd</sup> floor) is boarded out with asbestos cement floor panels and has two asbestos cement flues and asbestos cement ceiling panel. Further asbestos cement panels line the lower rear wall of the ground to 1<sup>st</sup> floor Dumb Waiter.

3.1.9 An asbestos toilet cistern is located on the ground floor.



### 3.1.10 Other asbestos items identified within the Main Building:

- 3.1.11 The fuse boards are strongly presumed to asbestos bakelight products, woven textiles as flash guards were identified on the first floor and the old fire and telephone controls box has an asbestos rope door seal.
- 3.1.12 The bitumen roof covering to the two small balcony flat roof areas of the Main Building was found to contain asbestos.
- 3.1.13 The basement boiler room has a roll of gasket material and an off-cut of this material were identified on the floor. Although it should be noted that the gaskets sampled on the pipework within the boiler room proved not to contain asbestos.



### 3.1.14 Items sampled for asbestos which proved not to contain asbestos:

- 3.1.15 A number of rooms on the ground floor have a timber parquet floor below the linoleum/carpet covering. The bitumen adhesive securing the parquet blocks to the concrete floor was sampled and proved not to contain asbestos.
- 3.1.16 Room 00702G032/33 is an extension to the other sections of the building. The damp proof course was sampled and proved not to contain asbestos.
- 3.1.17 The bitumen roof covering to the 1<sup>st</sup> floor flat roof areas of the main building proved not to contain asbestos. The roof tiles to the entire Theatre extension block and Day Ward extension also proved not to contain asbestos.
- 3.1.18 Materials which might be mistaken for asbestos insulating board were sampled and proved not to contain asbestos; these include:
- lining panels to the lift motor room
  - fan light panel above the first floor fire door and
  - lining panels to the outside of the lift shaft

### 3.1.19 A floor by floor summary is listed below:

#### Roof and Loft:

- The loft to the 2<sup>nd</sup> floor has a square plinth lagged in thermal insulation [3m<sup>2</sup>]
- The same loft to 2<sup>nd</sup> floor has 150m (total length) of residue and some debris on 2 pipes. The pipes have been stripped but not cleaned well enough [the loft has a concrete floor, timber boards to underside of roof and 3no. water tanks]
- Two vertical pipes located on the roof lagged in asbestos thermal insulation [total of 11m in length]
- The brake shoes within the lift motor room are presumed to contain asbestos

#### 2<sup>nd</sup> Floor:

- A 2<sup>nd</sup> floor room/1<sup>st</sup> floor loft has been boarded out and then the timber boards have been overlaid with asbestos cement panels [approx. 40m<sup>2</sup>]
- The same area has two asbestos cement flues, they do not run onto the roof nor down below concrete plinth [length of 5m each]
- The same area has one asbestos insulated pipe [approx. 1.5m]
- The same area has one pipe asbestos insulated as it runs out on to roof [approx. length of 50cm]
- The same area as one pipe which as it runs below cement panels and timber floor boards is asbestos lagged [we were unable to determine its full extent and direction of travel, we presume there is approx. 10m below timber boards]

#### First Floor:

- Fuse board, flash guards [12no.]

#### Ground Floor:

- Two AIB duct panels and four pipes with thermal insulation accessible from one room [approx. 8m]
- Vertical riser with two pipes [5m each, 2m internal within the riser and 3m external [was previously a courtyard, it is now covered and contains WCs]
- AIB duct panel below concrete duct cover
- Vertical riser with two external pipes in LHS courtyard in the former main entrance lobby [approx. 7m each]
- Dumb Waiter asbestos cement panels on ground floor level [approx. 6m<sup>2</sup>]
- Asbestos containing bitumen on two roofs [approx. 24m<sup>2</sup> in total]
- Arc shields in electrical intake equipment [6no. boxes present]
- Asbestos rope to fire and telephone box [approx. 50cm]
- WC cistern [1no.]

#### Basement:

- Basement plant room has asbestos insulation residue to the walls throughout [approx. 46m<sup>2</sup>]
- basement plant room has old heating pipes with asbestos insulation residue [approx. 6 pipes, each 10m in length]
- Adjoining store area in basement plant room has a roll of uncut CAF gasket material [approx. 15m] some debris of a similar material is also nearby on the floor
- Adjoining basement room has small partition brick wall with debris in area where pipe (removed) ran through it [approx. 5cm<sup>2</sup>]

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**Service Ducts:**

- All ducts within the main building were found to be contaminated with asbestos thermal insulation. The ducts will need an environmental clean and so will 2 of the pipes. The duct from the old boiler room to the centre of the crossroads is 36m long, from the cross roads through towards x-ray is 17m long, and from the cross roads to the end of the building (and link into Cheviot House) is 32m long. From the main duct you can see into the adjoining undercrofts which have loose rubble floors. The entrances of the undercrofts have asbestos debris within them [approx. 1m<sup>2</sup> in 6 locations]
- One of the undercrofts with a loose rubble floor located just off of the main duct has an asbestos lagged pipe [approx. length 1.5m]

## Section 4 Recommendations

# Recommendations

## Introduction

- 4.1.1** The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2** To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

## Specific Recommendations

- 4.1.3** The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4** The Main Building is currently unoccupied and due for demolition. Therefore **all** asbestos containing materials will need to be removed and disposed of in accordance with current legislation and guidance, prior to the start of the demolition process.
- 4.1.5** **Asbestos Thermal Insulation** products including debris and residue items must be removed by a contractor licensed to work with asbestos. The works will require a statutory 14-day notification to the Enforcing Authority. Full asbestos removal enclosures will be required for all of the asbestos thermal insulation incidents detailed within this report. A 4-stage certificate of reoccupation will be required for each enclosure and additional [minimal] personal, background and leak air testing is strongly recommended. Continued air monitoring throughout the works will not be required if the building remains unoccupied during the asbestos removal works.
- 4.1.6** It is possible to remove the asbestos thermal insulation lagged pipes and pipes with asbestos thermal insulation residue using the wrap and cut technique.
- 4.1.7** **Asbestos Cement** products can be removed under local restrictive conditions including a respirator zone. These cement items will not require notification to the Enforcing Authority. An independent visual inspection will be required on completion of the removal. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works.
- 4.1.8** **Asbestos Bitumen** roof covering will require notification under Notifiable Non-Licensed Work (using>NNLWASB1 form) due to the extent of material and its possible fibre release. Personnel air monitoring should be undertaken at the start of the works to confirm the control measures in place are satisfactory.
- 4.1.9** **Asbestos Rope and Bakelight** materials can be removed under locally controlled conditions. An independent visual inspection should be undertaken on completion of their removal and disposal.

- 4.1.10** We strongly recommend that the removal works are undertaken prior to demolition and not in conjunction with it and that the works are closely managed as part of the site will remain occupied.

**4.1.11 Budget Removal Costs:**

Asbestos removal cost:	£ 133,980.00
Air monitoring cost:	£ 13,320.00
Management costs:	£ 14,730.00

Total Estimated Costs: **£ 162,030.00**

Please note that these costs do not include for the provision of power, water or welfare facilities.



## Section 5 Annotated Plans

## Annotated Plans

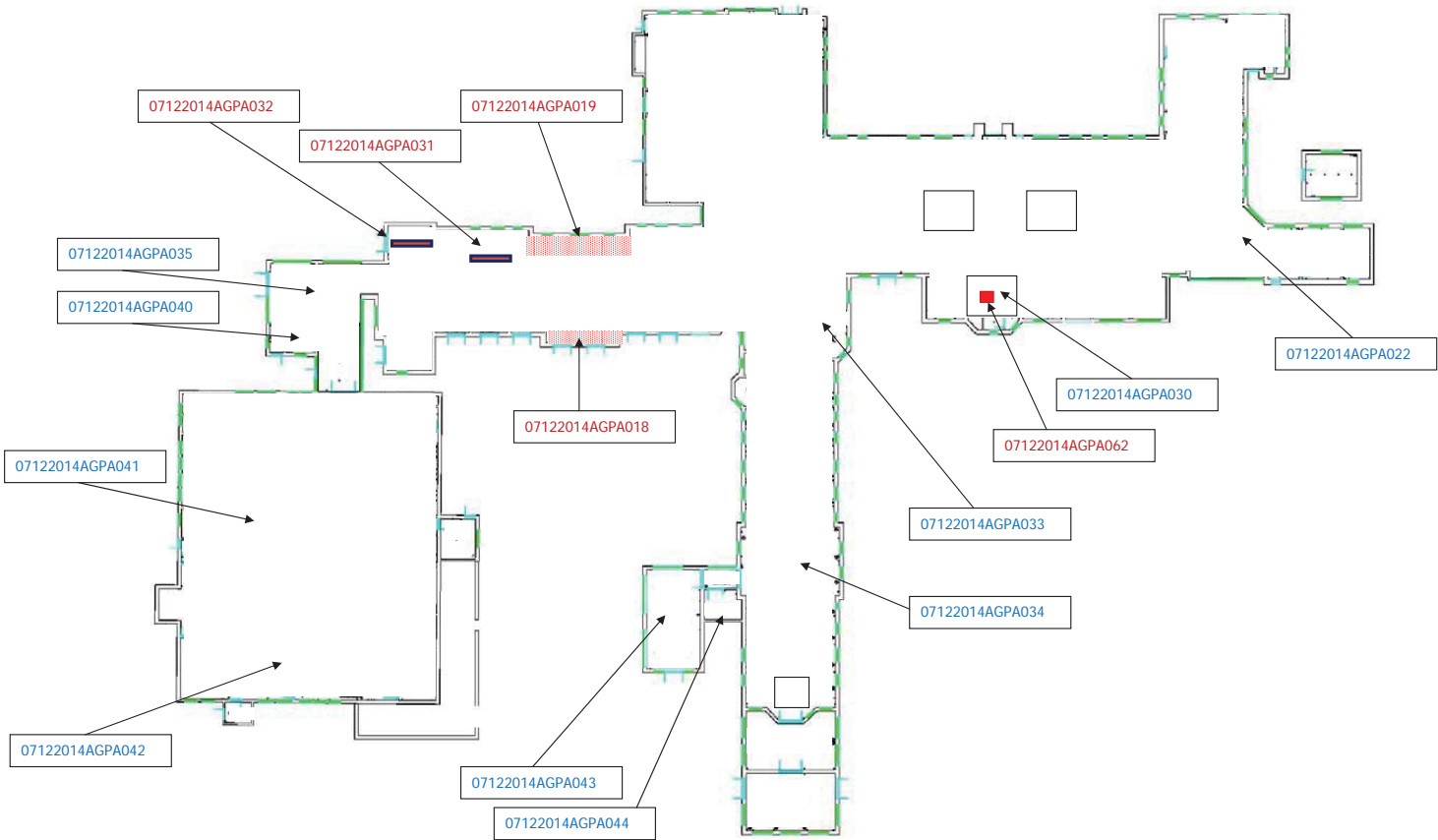
### Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – SEVEN
  - 1 Sutton Hospital, Main Building - Roof
  - 2 Sutton Hospital, Main Building - Loft
  - 3 Sutton Hospital, Main Building - Second Floor
  - 4 Sutton Hospital, Main Building - First floor
  - 5 Sutton Hospital, Main Building - Ground Floor
  - 6 Sutton Hospital, Main Building - Basement
  - 7 Sutton Hospital, Main Building - Service Duct/Undercroft



Main Building, Sutton Hospital –  
Roof

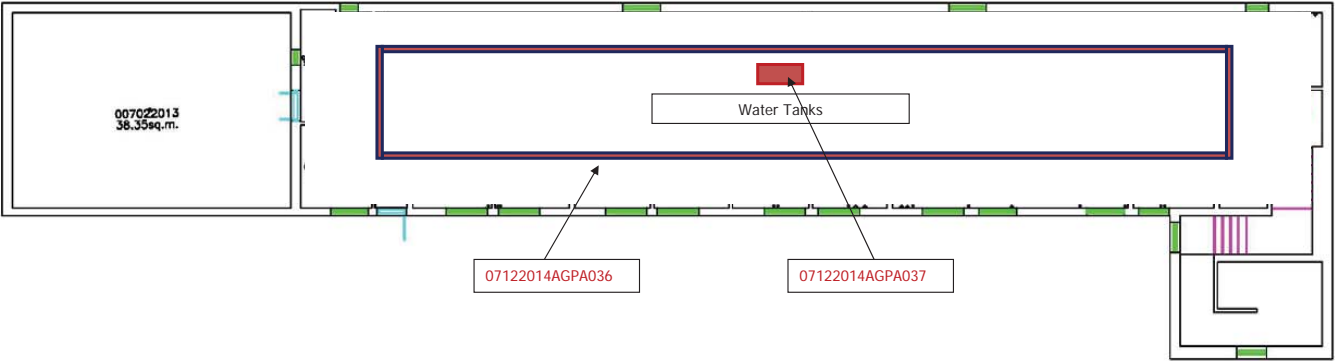
Key:	
Asbestos Item	
Debris	
Pipework	
Bitumen	
Vertical pipework in boxing	
Cement	
Non Asbestos Item (Sampled)	





Main Building, Sutton Hospital –  
Loft

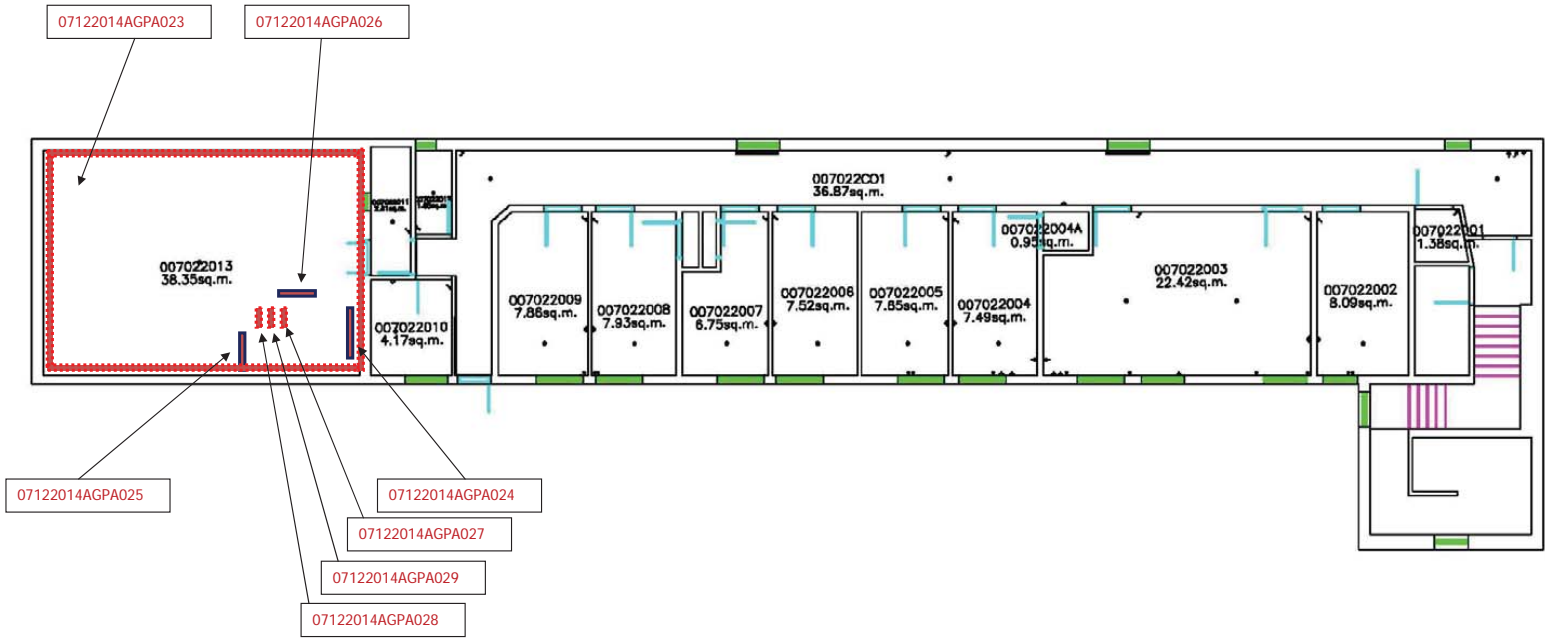
Key:	
Asbestos Item	
Debris	
Pipework	
Bitumen	
Vertical pipework in boxing	
Cement	
Non Asbestos Item (Sampled)	





## Main Building, Sutton Hospital – Second Floor

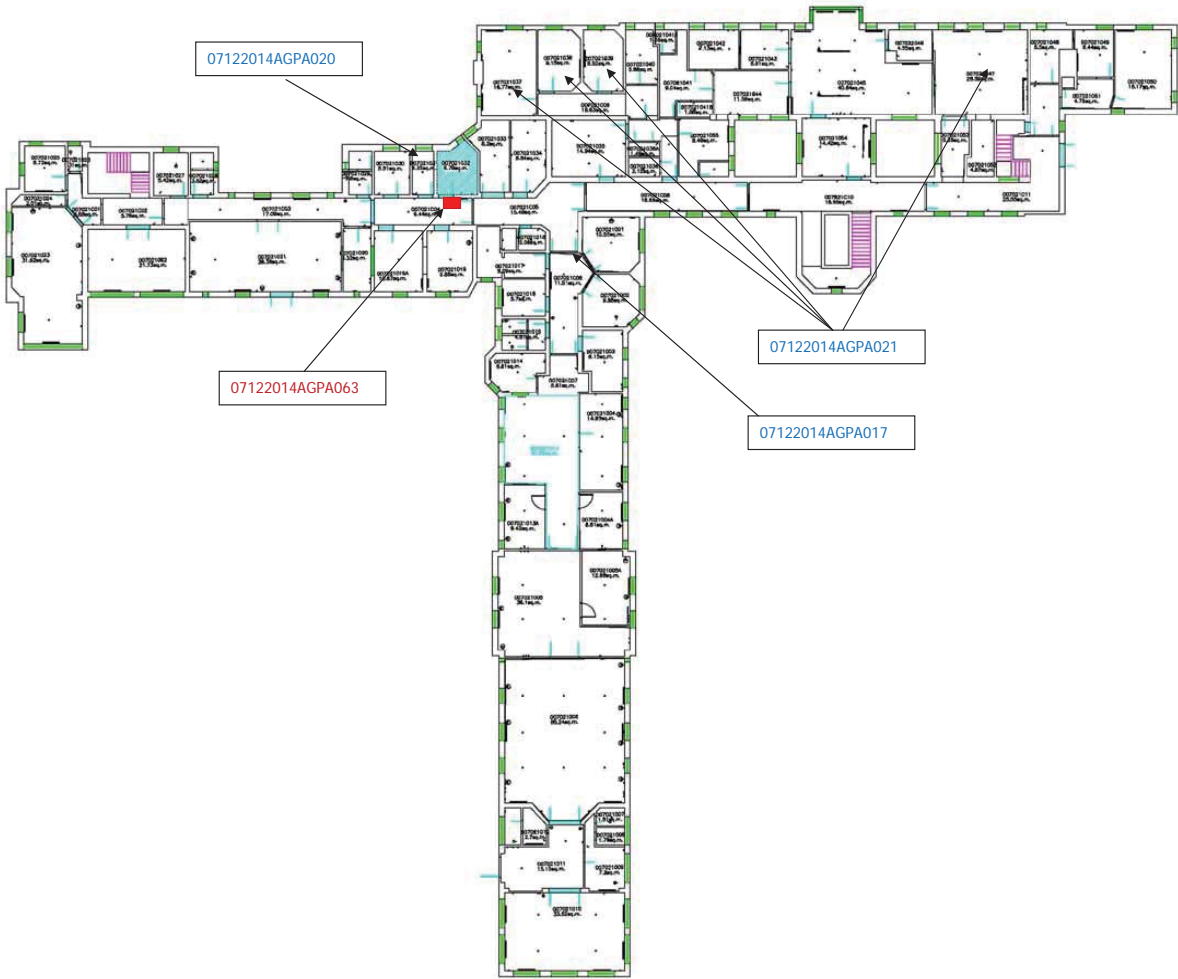
Key:	
Asbestos Item	
Debris	
Pipework	
Bitumen	
Vertical pipework in boxing	
Cement	
Non Asbestos Item (Sampled)	

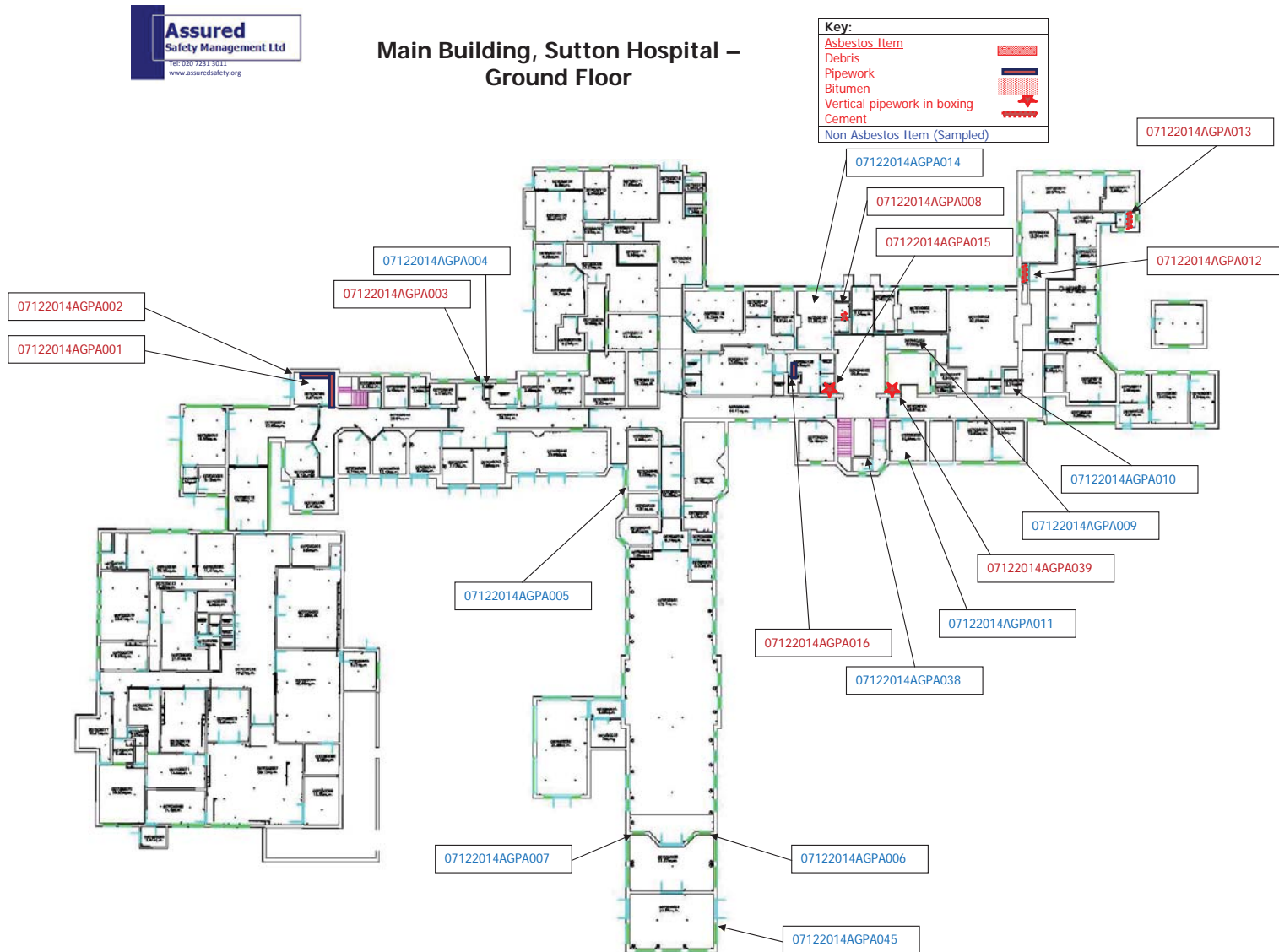




Main Building, Sutton Hospital –  
First Floor

Key:	
Asbestos Item	
Debris	
Pipework	
Bitumen	
Vertical pipework in boxing	
Cement	
Non Asbestos Item (Sampled)	

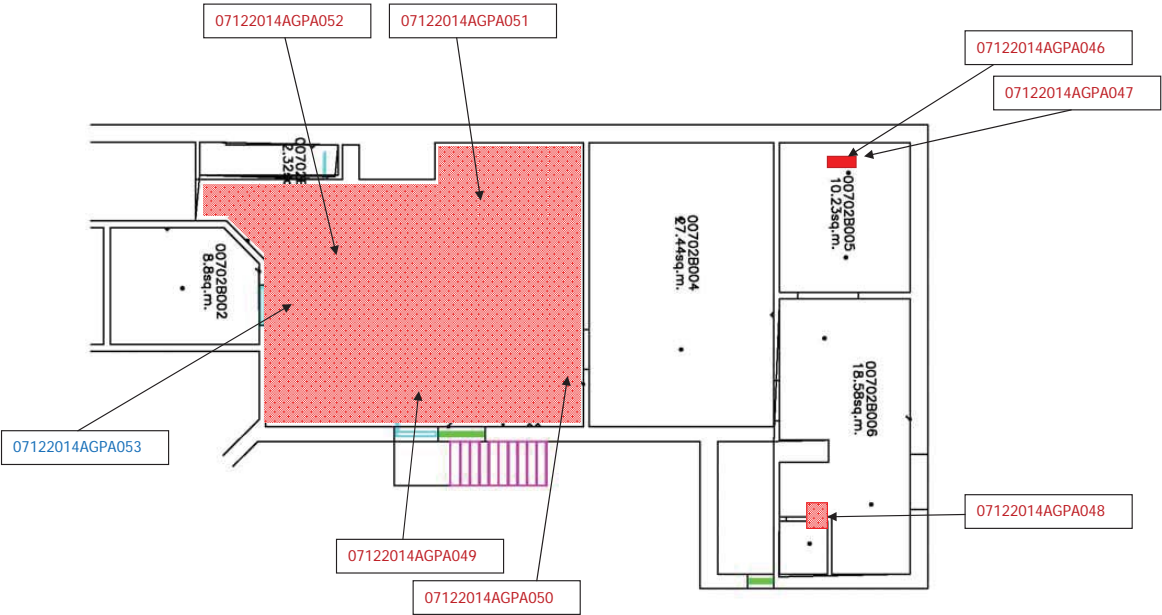






Main Building, Sutton Hospital –  
Basement

Key:	
Asbestos Item	
Debris	
Pipework	
Bitumen	
Vertical pipework in boxing	
Cement	
Non Asbestos Item (Sampled)	

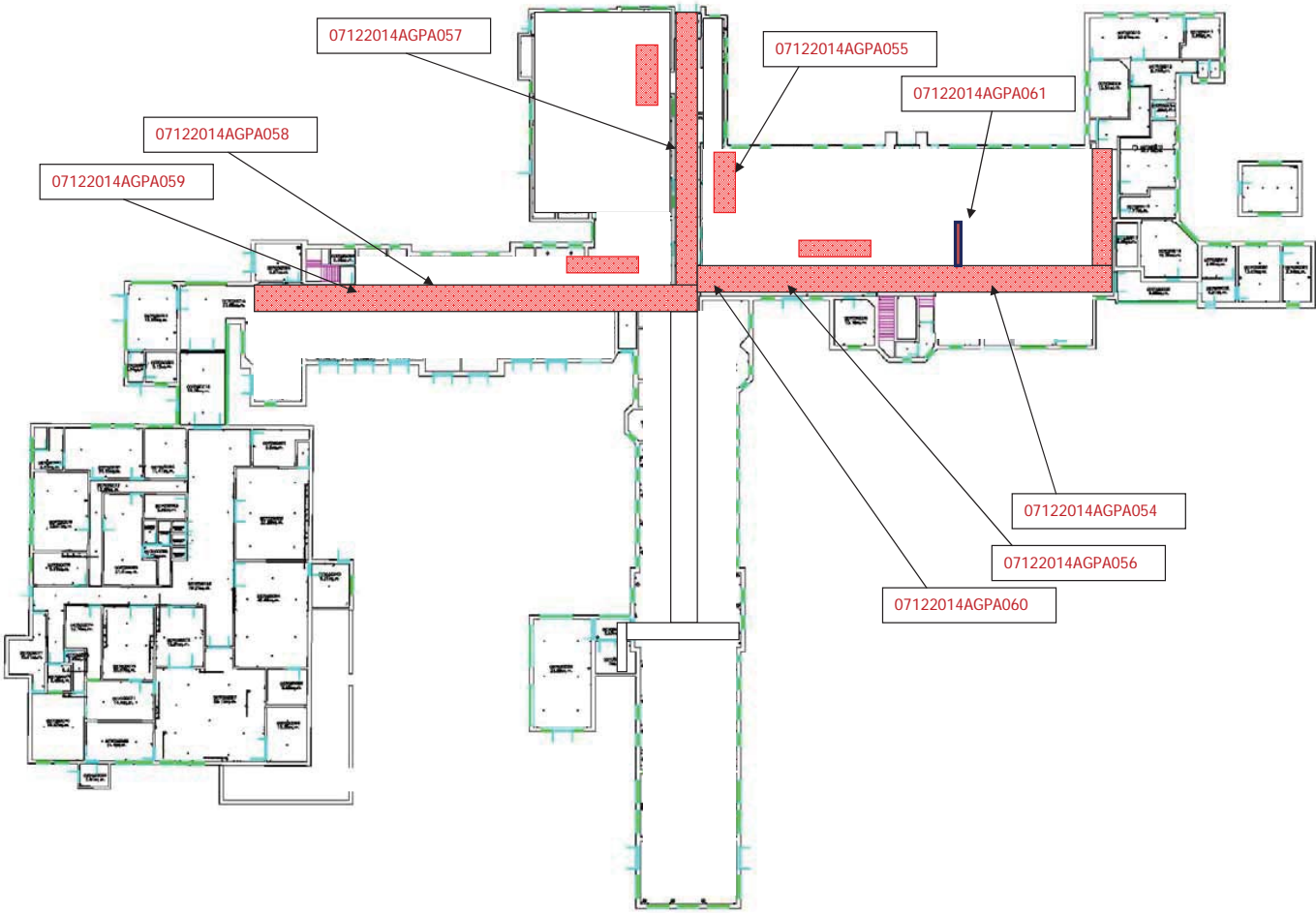






**Main Building, Sutton Hospital –  
Service Duct/Undercroft**

Key:	
Asbestos Item	
Debris	
Pipework	
Bitumen	
Vertical pipework in boxing	
Cement	
Non Asbestos Item (Sampled)	



## Section 6 Site Information

## Site Information

### Main Building - Summary

- 6.1.1 The Main Building is a three story brick construction with a number of newer build additions including SKIN and Theatre departments. Some additional steel structural supports have been installed in these extensions.
- 6.1.2 The Main Building and the SKIN unit are flat roofed, have brick and hollow clay pot walls and a poured concrete floor on a hollow clay pot structure. Internally the walls are constructed from hollow clay pot, brick and where modern adjustments have been made, plasterboard. All the walls have been rendered and plastered. There is a loft area above the 2<sup>nd</sup> floor and one area of the 1<sup>st</sup> floor. Service ducts run along the length of the building; from the basement plant room to Cheviot House and across from the top of Day Ward down through X-Ray/SKIN unit.
- 6.1.3 The block where the theatres are located is a modern extension constructed with brick and block, the roof has non-asbestos artificial tiles and loft space where lots of plant and services are located.
- 6.1.4 Roof and Loft Areas:
- 6.1.5 The roof to the Main Building at first floor level is flat, a concrete construction, cork layer and non-asbestos bitumen top layer. Two asbestos lagged pipes remain on the roof; other pipework is lagged in machine-made mineral fibre (MMMF) with felt protective cover.
- 6.1.6 The lift motor room and a cold water tank room are located on this section of the roof. The lift motor room is a brick construction with a mansard roof with clay tiles and internally lined in non-asbestos insulation panels. The soffits are timber and the downpipes and gutters are plastic. The lift motor brake shoes are presumed to contain asbestos. The roof-top tank room at the end of the Day Ward is a timber construction around the plastic water tank and lined in MMMF and plasterboard.
- 6.1.7 The roof to the second floor area has clay tiles to the mansard roof, the soffits are timber and the rainwater goods are cast iron. There is a small dormer timber window. The chimney stack is brick. The loft to the second floor has a concrete floor and timber panels lining the mansard roof. The metal water tanks lagged in MMMF/ceramic wool and clad in timber and sat on a timber frame. The pipes were lagged in asbestos thermal insulation, the insulation has been removed however asbestos residue remains on the pipework. A square vessel is lagged in asbestos thermal insulation located to the rear and below the water tanks.
- 6.1.8 The first floor loft space [accessed via the second floor] is boarded out with asbestos cement floor boards, has two asbestos cement flues and asbestos cement ceiling panel and a number of pipe lagged in asbestos thermal insulation. The loft is lined in timber panels and there is a timber floor below the asbestos cement floor boards.
- 6.1.9 A further first floor loft space (above the former board/training room) is constructed in the same manner but with a ceiling to the room constructed of plaster on an expanded metal mesh. The chimney is lined in concrete and pipes are lagged in hessian.
- 6.1.10 Theatres roof is supported with a steel frame and timber supports. The floor to the loft space has been boarded out with plasterboard ceilings below. Plant is modern and

pipework insulated in foil faced MMMF. A MMMF fire blanket has been used to barrier the loft into two areas with a timber door and frame for access between.

#### 6.1.11 Ground, First and Second Floors:

6.1.12 Internally the walls are constructed from hollow clay pot, brick or block and where modern adjustments have been made, plasterboard. All the walls have been rendered and plastered. Ceilings and floors throughout are concrete and have been overlaid with a mixture of carpet, parquet, linoleum or quarry tiles. The windows are a mixture of uPVC or timber.

6.1.13 The two staircases are concrete built. The main staircase has a lift running from the ground to first floor within the centre of the staircase. The lift shaft was originally open with metal spindles and glass panels. The shaft has been boarded in non-asbestos insulation board along the staircase side. The lift car is timber.

6.1.14 A dumb waiter runs from the ground to the first floor. The shaft is rendered with concrete and lined with asbestos cement sheets at ground floor level. The car is timber and hoisting equipment metal.

6.1.15 A number of chimneys have been removed and boarded up. The chimneys are brick and hollow clay pot. No asbestos-containing materials are associated with the chimneys.

6.1.16 The rear extension to the Day Ward has a ply/chipboard floor [first floor] and plasterboard walls insulated with MMMF. The first floor ceiling is plasterboard onto stramit board. The damp proof course was sampled and proved not to contain asbestos.

6.1.17 The side extension [ground floor] to the Day Ward is brick and block, with a timber supported roof lined in felt and externally tiled. The internal walls are plasterboard on a timber stud and MMMF insulation. The floor is concrete with a concrete service duct which runs into the Day Ward. Pipes within the duct are lagged in foil faces MMMF and 'Armaflex' insulation. A small brick and block plant room is accessed externally with a flat roof and modern plant. No asbestos-containing materials are associated with this section of the building.

6.1.18 Supalux, a non-asbestos insulation board, has been used in a number of locations in the Main Building. Primarily on the second floor doors but also on some first floor doors and wall partitions. A non-asbestos green 'Masterboard' was identified on the ground floor.

6.1.19 Pipework runs through original risers built into the brick walls they run externally and internally from the ground floor to the first floor and are covered with a timber riser panel. All of the pipes within these risers are lagged in 'Armaflex' insulation except for the risers in the courtyards which are lagged in asbestos thermal insulation. Although the other risers and pipes have been painted no asbestos residue or debris was detected.

6.1.20 Where the room/area of the building use has changed, the original construction has been boarded over with timber supports, plasterboard and insulated with MMMF.

6.1.21 The Theatre extension is a single story brick building with internal plasterboard walls and ceilings and a concrete floor. The rooms have been tiled with ceramic tile or lined with linoleum to create wipe clean surfaces. Windows thought out are plastic with timber windowsills. There is a plant room accessed externally, it is block built with a tiled roof on timber supports the plant is lagged in foil faced MMMF and was installed in 1990. No asbestos containing materials were identified within any of the Theatre areas.

#### 6.1.22 Basement:

6.1.23 The basement is made up of a small number of brick built rooms housing new heating plant. The walls are brick and the ceiling is hollow clay pot and a concrete floor. Various asbestos removal works have been undertaken in the past; however asbestos residue was identified on the walls and original pipework below paint.

#### 6.1.24 Service Duct / Undercroft:

6.1.25 There are five access points into the main service duct which runs from the basement towards Cheviot House [and ultimately joins with Cheviot House ducts] and down the Day Ward through X-Ray to the SKIN unit entrance door.

6.1.26 The service duct is brick built with a hollow clay pot shuttering to the concrete ground floor. The floor is concrete. It is possible to visually inspect the undercrofts via small openings [not big enough to access through] in the brick walls. The undercrofts have dirt floors.

6.1.27 Pipes within the service duct were originally lagged in asbestos thermal insulation. Asbestos residue and debris was identified throughout the service duct on pipes, floor and walls and was visible within a number of small areas of the undercrofts. One pipe was seen within the undercroft still lagged in asbestos thermal insulation.

6.1.28 The service duct below the Day Ward has pipes lagged in 'Armaflex' and no asbestos containing materials were identified within this section of the duct.

#### 6.1.29 Concrete Air Raid Shelter

6.1.30 There is a concealed concrete air raid shelter opposite the main entrance and can be seen as a raised mound in the photograph on the front page of this report. There are two entrances, one with steps leading down into the shelter. It was inspected and no asbestos-containing materials were identified, it has been used to store old medical records which have now rotted.

## Accessible Areas

### General Access Notes

6.1.31 It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.

6.1.32 Other areas not accessed due to the limitations of this form of survey may include:

#### Normal 'no access' areas during a Demolition Survey (unless agreed with the client);

- Shuttering inside pre-cast concrete floors.
- Live electrical installations.

6.1.33 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

## Work with ACMs

- 7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

### Licensable Work

- 7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.
- 7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.
- 7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.
- 7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

### Non-Licensable Work

- 7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:
- i. Wetting of the materials before removal
  - ii. Preventing unauthorised persons from entering the work area
- 7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.
- 7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.

## Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- a. **minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - b. **minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - c. **removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - d. **removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - e. **maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - f. **removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.

- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

## Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

## Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.

Larger Scale Projects

- 7.1.36 The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

Section 8  
Limitations and Restrictions

## Limitations and Restrictions

### Introduction

- 8.1.1 For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2 This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3 **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4 Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5 The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6 Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7 The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

### Sampling

- 8.1.9 Samples have not been taken where the act of sampling would endanger the surveyor or affect or hinder the functional integrity of the item concerned. For example, fuses within electrical boxes.

- 8.1.10 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

### General Limitations

- 8.1.11 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work, etc Act 1974 for both themselves and others.
  - Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

## Section 9 Appendices

## Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

### Notes on Appendices

#### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

#### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

#### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

#### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including; photographs, location, extent, material type and risk assessment.

#### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

#### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).



# Appendix A Register of Asbestos

Pages of Registers - Ten

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00702G094, Floor Ducts, below radiator and in RHS corner, Below Concrete Duct Cover	Each 50sq. cm	Asbestos Insulation Infill to Duct Cover	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>Material Assessment</div> 07122014AGPA001 Refer To: A001/2002/1999/AGR 8
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00702G094, Floor Ducts, below radiator and in RHS corner, Below Duct Covers, Pipes x2	Each 6m	Thermal Insulation on Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>Material Assessment</div> 07122014AGPA002 Refer To: A002 & A003/2002/1999/AGR 8
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00702G099, Electrical Intake Cupboard, Fuse Boards,	6Boxes	Arc Shield	Strongly Presumed	Bakelite, Chrysotile (white), Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles., Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>Material Assessment</div> 07122014AGPA003 No Sample Taken, Electrics still live 2
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Entrance Corridor 00702GC01 Telephone Room, Fire and Telephone Box, Door Seal	50cm	Rope	Identified	Rope, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>Material Assessment</div> 07122014AGPA008 A004/07122014/AGR 6
Action taken:			Date:			

Page 1 of 10  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Corridor 00702GC04, Opposite Room 00702G015, Dumb Waiter	6sq.m	Internal Lining Panels at Ground Floor Level Only	Strongly Presumed	Cement, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA012 Refer To: A009/08021999/AGR 3</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00702G012, Toilet	1no.	Cistern	Strongly Presumed	Reinforced plastic, Amosite & Chrysotile, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles., Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA013 Refer To: A008/08021999/AGR 3</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00702G124, Vertical Wall Riser, Pipes x2 - Riser continues externally in Court Yard	Each 5m	Thermal Insulation on Pipework	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA015 Refer To: A002 &amp; A003/20021999/AGR 9</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Ground Floor, Room 00702G126, Floor Ducts: Below Concrete Duct Cover (debris present in duct below)	50sq. cm	Asbestos Insulation Infill to Duct Cover	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA016 Refer To: A001/20021999/AGR 9</div>
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, First Floor, Balcony Roof To Room 007021021 (above ground floor rooms 00702G043/44)	6sq.m	Bitumen Cover to Roof	Identified	Bitumen, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA018 A007/07122014/AGP 3</div>
<b>Action taken:</b>			<b>Date:</b>			
External, First Floor, Roof above Ground Floor Rooms 00702G098/99/100	18sq.m	Bitumen Cover to Roof	Strongly Presumed	Bitumen, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA019 Refer To: A007/07122014/AGP 3</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Loft Room 007022013, Floor Boarding Panels on Timber Floor Boards	40sq.m	Floor Lining Panels	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA023 A010/07122014/AGP 5</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Loft Room 007022013, Wall to Room 007022010, Horizontal Pipe	1.5m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA024 A011/07122014/AGP 10</div>
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Second Floor, Loft Room 007022013, Mid Level Horizontal Pipe as it runs out of Mansard Roof	50cm	Thermal Insulation to Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA025</div> <div>A012/07122014/AGP</div> <div>10</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Loft Room 007022013, Low Level Horizontal Pipe as it runs into timber floor	50cm	Thermal Insulation to Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA026</div> <div>A013/07122014/AGP</div> <div>10</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Loft Room 007022013, LHS of Door: LHS Flue Pipe (does not run below floor nor onto roof)	3m	Flue (no Cow)	Strongly Presumed	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA027</div> <div>Refer To: A013/08021999/AGR</div> <div>5</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Loft Room 007022013, LHS of Door: RHS Flue Pipe (does not run below floor nor onto roof)	3m	Flue (no Cow)	Strongly Presumed	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA028</div> <div>Refer To: A013/08021999/AGR</div> <div>5</div>
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Second Floor, Loft Room 007022013, LHS of Door: Roof [as Flue Pipes run through them]	50sq. cm	Lining Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA029</div> <div>Refer To: A014/08021999/AGR</div> <div>5</div>
<b>Action taken:</b>			<b>Date:</b>			
External, First Floor, Roof above First Floor Room 007021023, Horizontal Pipe	6m	Thermal Insulation Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA031</div> <div>A015/07122014/AGP</div> <div>11</div>
<b>Action taken:</b>			<b>Date:</b>			
External, First Floor, Roof above First Floor Room 007021028, Horizontal Pipe as it turns into roof	5m	Thermal Insulation Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA032</div> <div>A016/07122014/AGP</div> <div>11</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Second Floor, Loft Space Above Rooms 007022001-012 and Corridor 007022C01, Horizontal Pipework [x2 pipes]	Each 75m	Thermal Insulation Pipework	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code</div> <div>Sample Number</div> <div>Material Assessment</div> <div>07122014AGPA036</div> <div>Refer To: A001 &amp; A006/09021999/AGR</div> <div>11</div>
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Second Floor, Loft Space Above Rooms 007022001-012 and Corridor 007022C01, Behind Water Tanks, Square Plinth	3sq.m	Thermal Insulation	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA037 A020/07122014/AGP 11
<b>Action taken:</b>			<b>Date:</b>			
External, Ground Floor, Main Entrance 00702GC02, LHS Lightwell, Vertical Wall Risers, Pipework [x2 pipes]	Each 7m	Thermal Insulation Pipework	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA039 Refer To: A002 & A003/20021999/AGR 9
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Room 00702B005, Floor	15m	Gasket Material Debris	Identified	Gasket, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA046 A028/07122014/AGP 6
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Room 00702B005, Floor: Roll of Gasket Material	10m	Gasket Material	Identified	Gasket, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA047 A029/07122014/AGP 5
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Basement, Room 00702B006, Partition Wall	5sq.cm	Debris From Removed Pipe	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA048 A030/07122014/AGP 11
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Room 00702B001, Wall Behind Pipework	46sq.m	Thermal Insulation Debris	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA049 A031/07122014/AGP 11
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Room 00702B001, Redundant Pipe Hangers	1sq.m	Thermal Insulation Debris	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA050 A032/07122014/AGP 11
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Room 00702B001, Pipework Residue	60m	Thermal Insulation Debris	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA051 A033/07122014/AGP 11
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Basement, Room 00702B001, Walls	46sq.m	Thermal Insulation Debris	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA052 A034/07122014/AGP 10
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Main Service Duct Running From Boiler Room towards Cheviot House	36sq.m	Debris on Floor	Identified	Paper, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA054 A036/07122014/AGP 8
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Main Service Duct , Undercroft to X-Ray Dept	1sq.m	Debris on Floor to Entrance only	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Enclosed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA055 Refer To: E001/15021999/AGR 10
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Main Service Duct Running From Boiler Room towards Cheviot House	Total 340sq.m	Debris on Floor	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA056 Refer To: E002/15021999/AGR 11
<b>Action taken:</b>			<b>Date:</b>			

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Basement, Off Shoot of Main Service Duct Running From SKIN Entrance to Main Service Duct	17sq.m	Debris on Floor	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA057 Refer To: E003/15021999/AGR 11
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Off Shoot of Main Service Duct Running From SKIN Entrance to Main Service Duct	34m	Debris on Pipe Joins	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA058 Refer To: E004/15021999/AGR 11
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Main Service Duct Running From Boiler Room towards Cheviot House	Total 340sq.m	Debris on Floor	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA059 Refer To: E006/15021999/AGR 11
<b>Action taken:</b>			<b>Date:</b>			
Internal Unoccupied, Basement, Main Service Duct Running From Boiler Room towards Cheviot House	72m	Debris on Pipe Joins	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 07122014AGPA060 Refer To: E007/15021999/AGR 11
<b>Action taken:</b>			<b>Date:</b>			

Appendix B  
Register of Non Asbestos

Pages of Registers - Four

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Basement, Main Service Duct Running From Boiler Room Towards Cheviot House Undercroft Below 00702GC002 Pipework	1.5m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA061 Refer To: E007/15021999/AGR 11</div>
Action taken: Date:						
Internal Unoccupied, Roof, First Floor Room, Lift Motor Room, Lift Motor	2no.	Brake Shoes	Strongly Presumed	Bitumen, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA062 No Sample Taken 4</div>
Action taken: Date:						
Internal Unoccupied, First Floor, Corridor 007021C04, Wall Mounted High Level Fuse Board	12no.	Flash Guards	Strongly Presumed	Rope, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>07122014AGPA063 No Sample Taken 5</div>
Action taken: Date:						

REGISTER OF NON-ASBESTOS FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:
Internal Unoccupied, Ground Floor, Room 00702G099, Electrical Intake Cupboard, Mains Power Cable	3m	Wrap (above ground)	Rope, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA004 A001/07122014/AGP
Internal Unoccupied, Ground Floor, Room 00702G040, Vertical Riser to LHS of Window, Vertical Pipe	5m	Thermal Insulation Residue	Thermal Insulation, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number 07122014AGPA005 A002/07122014/AGP
Internal Unoccupied, Ground Floor, Room 00702G032, LHS Vertical Duct (as walk into room)	5m	Thermal Insulation Debris (top of duct)	Thermal Insulation, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number 07122014AGPA006 A003/07122014/AGP
Internal Unoccupied, Ground Floor, Room 00702G032, RHS Vertical Duct (as walk into room)	5m	Thermal Insulation Debris (top of duct)	Thermal Insulation, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number 07122014AGPA007 Refer To: A003/07122014/AGP
Internal Unoccupied, Ground Floor, Corridor 00702G003, Parquet Flooring	8sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA009 A005/07122014/AGP
Internal Unoccupied, Ground Floor, Corridor 00702G004, Parquet Flooring	2.5sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA010 Refer To: A005/07122014/AGP
Internal Unoccupied, Ground Floor, Corridor 00702G025, Parquet Flooring	10.5sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA011 Refer To: A005/07122014/AGP

Page 1 of 4  
Appendix B

REGISTER OF NON-ASBESTOS FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:
Internal Unoccupied, Ground Floor, Corridor 00702G121, Parquet Flooring	14.5sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA014 Refer To: A005/07122014/AGP
Internal Unoccupied, First Floor, Corridor 007021C06, Above Fire Door	2sq.m	Fanlight Panel	Insulating Board, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number 07122014AGPA017 A006/07122014/AGP
Internal Unoccupied, First Floor, Room 007021031, Sink and Drainer	3no.	Acoustic Pad	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Composite materials: reinforced plastics, resins, vinyl tiles.	Finding Code Sample Number 07122014AGPA020 A008/07122014/AGP
Internal Unoccupied, First Floor, Rooms 007021037/38/39 & 47, Parquet Flooring	80sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA021 Refer To: A005/07122014/AGP
External, First Floor, Flat Roof Areas to Rooms 00702G018/19 & C05	40sq.m	Bitumen Cover to Roof	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA022 A009/07122014/AGP
Internal Unoccupied, Second Floor, Roof, Lift Motor Room, Lining Panels	20sq.m	Lining Panel	Insulating Board, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number 07122014AGPA030 A014/07122014/AGP
External, First Floor, Roof to 1st Floor Areas	Total Amount 1125sq.m	Bitumen Cover to Roof	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 07122014AGPA033 A017/07122014/AGP

Page 2 of 4  
Appendix B

REGISTER OF NON-ASBESTOS FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:	
Internal Unoccupied, First Floor, Roof to 1st Floor Areas	Total Amount 1125sq.m	Bitumen Cover to Roof	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA034 A018/07122014/AGP
Internal Unoccupied, First Floor, Roof to 1st Floor Areas	Total Amount 1125sq.m	Bitumen Cover to Roof	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA035 A019/07122014/AGP
Internal Unoccupied, Ground Floor, Main Entrance, Staircase, Ground to First Floor, Lift	10sq.m	External Cladding Panels	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA038 A021/07122014/AGP
External, Ground Floor, Theatres Link Corridor 00702GC015, Roof	20sq.m	Tiles	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA040 A022/07122014/AGP
External, Ground Floor, Theatres, Main Roof	500sq.m	Roof Tile	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA041 A023/07122014/AGP
External, Ground Floor, Theatres, Loft Mansard Roof	130sq.m	Roof Tile	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA042 A024/07122014/AGP
External, Ground Floor, Day Ward Extension, Roof	40sq.m	Roof Tile	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA043 A025/07122014/AGP
External, Ground Floor, Day Ward Extension, Roof	6sq.m	Roofing Felt	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA044 A026/07122014/AGP

REGISTER OF NON-ASBESTOS FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:	
External, Ground Floor, Day Ward Extension Rooms 00702G032/33	15sq.m	Damp Proof Course	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	07122014AGPA045 A027/07122014/AGP
Internal Unoccupied, Basement, Room 00702B001, Heating Pipe Return, Flanges	1sq.m	Gasket	Gasket, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number	07122014AGPA053 A035/07122014/AGP



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**Appendix C**  
**Register of No Access Gained**

Pages of Registers - None

**Appendix D**  
**Data Sheet Register**

Pages of Registers – Sixty Three

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA001		Item	Asbestos Insulation Infill to Duct Cover		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00702G094, Floor Ducts, below radiator and in RHS corner, Below Concrete Duct Cover		Each 50sq. cm	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA002	Item	Thermal Insulation on Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00702G094, Floor Ducts, below radiator and in RHS corner, Below Duct Covers, Pipes x2	Each 6m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA003	Item	Arc Shield			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00702G099, Electrical Intake Cupboard, Fuse Boards,	6Boxes	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bakelite	Chrysotile (white)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	2
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA004	Item	Wrap (above ground)			
	Recommendations	No action required			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00702G099, Electrical Intake Cupboard, Mains Power Cable	3m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Rope	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA005		Item	Thermal Insulation Residue		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00702G040, Vertical Riser to LHS of Window, Vertical Pipe		5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	No Asbestos Detected	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA006		Item	Thermal Insulation Debris (top of duct)		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00702G032, LHS Vertical Duct (as walk into room)		5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	No Asbestos Detected	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA007		Item	Thermal Insulation Debris (top of duct)		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00702G032, RHS Vertical Duct (as walk into room)		5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	No Asbestos Detected	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA008	Item	Rope			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Entrance Corridor 00702GC01 Telephone Room, Fire and Telephone Box; Door Seal	50cm	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Rope	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	6
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA009		Item Bitumen Adhesive	Recommendations No action required		
LOCATION					
Internal/External Internal Unoccupied	Floor Level Ground Floor	Location Description Corridor 00702GC03, Parquet Flooring		Extent 8sq.m	Identification Identified
MATERIAL ASSESSMENT					
Material Bitumen	Asbestos Type No Asbestos Detected	Condition Good Condition: No Visible Damage	Accessibility Accessible, but in restricted access areas	Encapsulation Enclosed	Material Assessment 0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA010		Item Bitumen Adhesive	Recommendations No action required		
LOCATION					
Internal/External Internal Unoccupied	Floor Level Ground Floor	Location Description Corridor 00702G004, Parquet Flooring		Extent 2.5sq.m	Identification Strongly Presumed
MATERIAL ASSESSMENT					
Material Bitumen	Asbestos Type No Asbestos Detected	Condition Good Condition: No Visible Damage	Accessibility Accessible, but in restricted access areas	Encapsulation Enclosed	Material Assessment 0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA011		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Corridor 00702G025, Parquet Flooring		10.5sq. m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA012	Item	Internal Lining Panels at Ground Floor Level Only			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Corridor 00702GC04, Opposite Room 00702G015, Dumb Waiter	6sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	3
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA013		Item Cistern	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External Internal Unoccupied	Floor Level Ground Floor	Location Description Room 00702G012, Toilet		Extent 1no.	Identification Strongly Presumed
MATERIAL ASSESSMENT					
Material Reinforced plastic	Asbestos Type Amosite & Chrysotile	Condition Good Condition: No Visible Damage	Accessibility Accessible, but in restricted access areas	Encapsulation Composite materials: reinforced plastics, resins, vinyl tiles.	Material Assessment 3
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA014		Item Bitumen Adhesive	Recommendations No action required		
LOCATION					
Internal/External Internal Unoccupied	Floor Level Ground Floor	Location Description Corridor 00702G121, Parquet Flooring		Extent 14.5sq. m	Identification Strongly Presumed
MATERIAL ASSESSMENT					
Material Bitumen	Asbestos Type No Asbestos Detected	Condition Good Condition: No Visible Damage	Accessibility Accessible, but in restricted access areas	Encapsulation Enclosed	Material Assessment 0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA015		Item	Thermal Insulation on Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00702G124, Vertical Wall Riser, Pipes x2 - Riser continues externally in Court Yard		Each 5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Enclosed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA016		Item	Asbestos Insulation Infill to Duct Cover		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00702G126, Floor Ducts, Below Concrete Duct Cover [debris present in duct below]		50sq. cm	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Enclosed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA017	Item	Fanlight Panel			
	Recommendations	No action required			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	First Floor	Corridor 007021C06, Above Fire Door	2sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA018		Item	Bitumen Cover to Roof		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	First Floor	Balcony Roof To Room 007021021 (above ground floor rooms 00702G043/44)		6sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	Chrysotile (white)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	3
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA019	Item	Bitumen Cover to Roof			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	First Floor	Roof above Ground Floor Rooms 00702G098/99/100	18sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	Chrysotile (white)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	3
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA020		Item	Acoustic Pad		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Room 007021031, Sink and Drainer		3no.	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Composite materials: reinforced plastics, resins, vinyl tiles.	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA021	Item	Bitumen Adhesive			
	Recommendations	No action required			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	First Floor	Rooms 007021037/38/39 & 47, Parquet Flooring	80sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA022		Item	Bitumen Cover to Roof		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	First Floor	Flat Roof Areas to Rooms 00702G018/19 & C05		40sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

DETAILS					
Finding Code 07122014AGPA023		Item	Floor Lining Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, Floor Boarding Panels on Timber Floor Boards		40sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA024		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, Wall to Room 007022010, Horizontal Pipe		1.5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Unsealed	10
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA025		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, Mid Level Horizontal Pipe as it runs out of Mansard Roof		50cm	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Unsealed	10
SURVEYORS COMMENTS					
Pipe insulated with MMMF in other areas					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA026		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, Low Level Horizontal Pipe as it runs into timber floor		50cm	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Unsealed	10
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA027		Item	Flue (no Cowl)		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, LHS of Door; LHS Flue Pipe (does not run below floor nor onto roof)		3m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA028		Item	Flue (no Cowl)		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, LHS of Door; RHS Flue Pipe (does not run below floor nor onto roof)		3m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA029		Item	Lining Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Room 007022013, LHS of Door; Roof [as Flue Pipes run through them]		50sq. cm	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA030		Item	Lining Panel		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Roof, Lift Motor Room, Lining Panels		20sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA031		Item	Thermal Insulation Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	First Floor	Roof above First Floor Room 007021023, Horizontal Pipe		6m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA032		Item	Thermal Insulation Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	First Floor	Roof above First Floor Room 007021028, Horizontal Pipe as it turns into roof		5m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA033		Item	Bitumen Cover to Roof		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	First Floor	Roof to 1st Floor Areas		Total Amount 1125sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
Sample 1 of 3					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA034		Item	Bitumen Cover to Roof		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	First Floor	Roof to 1st Floor Areas		Total Amount 1125sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
Sample 2 of 3					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA035	Item	Bitumen Cover to Roof			
	Recommendations	No action required			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	First Floor	Roof to 1st Floor Areas	Total Amount 1125sq. m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
Sample 3 of 3					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA036		Item	Thermal Insulation Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Space Above Rooms 007022001-012 and Corridor 007022C01, Horizontal Pipework [x2 pipes]		Each 75m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
Some areas more visible than others					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA037		Item	Thermal Insulation		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Second Floor	Loft Space Above Rooms 007022001-012 and Corridor 007022C01, Behind Water Tanks, Square Plinth		3sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

DETAILS					
Finding Code 07122014AGPA038		Item	External Cladding Panels		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Main Entrance, Staircase, Ground to First Floor, Lift		10sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



SURVEY DATA SHEET FOR:

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA039		Item	Thermal Insulation Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Main Entrance 00702GC02, LHS Lightwell, Vertical Wall Risers, Pipework [x2 pipes]		Each 7m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Enclosed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA040		Item	Tiles		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Theatres Link Corridor 00702GC015, Roof		20sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA041		Item	Roof Tile		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Theatres, Main Roof		500sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

DETAILS					
Finding Code 07122014AGPA042		Item	Roof Tile		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Theatres, Loft Mansard Roof		130sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA043		Item	Roof Tile		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Day Ward Extension, Roof		40sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA044		Item	Roofing Felt		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Day Ward Extension, Roof		6sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA045		Item	Damp Proof Course		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Day Ward Extension Rooms 00702G032/33		15sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

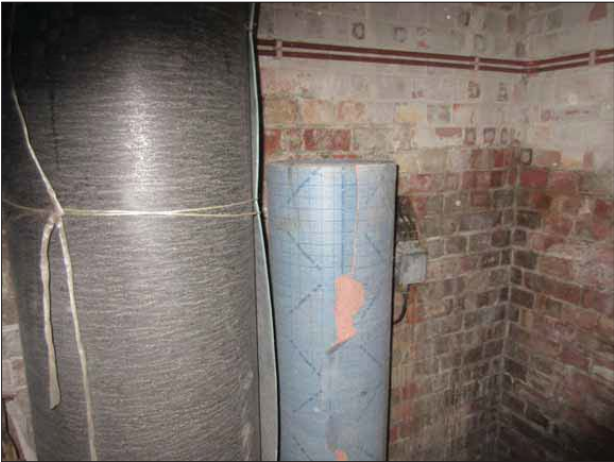
DETAILS					
Finding Code 07122014AGPA046		Item	Gasket Material Debris		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Room 00702B005, Floor	15m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Gasket	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Enclosed	6
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA047	Item	Gasket Material			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Room 00702B005, Floor; Roll of Gasket Material	10m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Gasket	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA048	Item	Debris From Removed Pipe			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Room 00702B006, Partition Wall	5sq.cm	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

DETAILS					
Finding Code 07122014AGPA049		Item	Thermal Insulation Debris		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Room 00702B001, Wall Behind Pipework		46sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA050		Item	Thermal Insulation Debris		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Room 00702B001, Redundant Pipe Hangers		1sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA051	Item	Thermal Insulation Debris			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Room 00702B001, Pipework Residue	60m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA052	Item	Thermal Insulation Debris			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Room 00702B001, Walls	46sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	10
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

DETAILS					
Finding Code 07122014AGPA053	Item	Gasket			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Room 00702B001, Heating Pipe Return, Flanges	1sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Gasket	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA054		Item	Debris on Floor		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Main Service Duct Running From Boiler Room towards Cheviot House		36sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Paper	Chrysotile (white)	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	8
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA055		Item	Debris on Floor to Entrance only		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Main Service Duct , Undercroft to X-Ray Dept		1sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Enclosed	10
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA056	Item	Debris on Floor			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Basement	Main Service Duct Running From Boiler Room towards Cheviot House	Total 340sq. m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA057		Item	Debris on Floor		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Off Shoot of Main Service Duct Running From SKIN Entrance to Main Service Duct		17sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA058		Item	Debris on Pipe Joins		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Off Shoot of Main Service Duct Running From SKIN Entrance to Main Service Duct		34m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

FINDING DETAILS					
Finding Code 07122014AGPA059		Item	Debris on Floor		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Main Service Duct Running From Boiler Room towards Cheviot House		Total 340sq. m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

**SURVEY DATA SHEET FOR:**

**MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF**

DETAILS					
Finding Code 07122014AGPA060		Item	Debris on Pipe Joins		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Main Service Duct Running From Boiler Room towards Cheviot House		72m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA061		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Basement	Main Service Duct Running From Boiler Room towards Cheviot House Undercroft Below 00702GC002 Pipework		1.5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA062		Item	Brake Shoes		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Roof	First Floor Roof, Lift Motor Room, Lift Motor		2no.	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

MAIN BUILDING, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 07122014AGPA063		Item Flash Guards			
		Recommendations Remove Prior to Demolition			
LOCATION					
Internal/External Internal Unoccupied	Floor Level First Floor	Location Description Corridor 007021C04, Wall Mounted High Level Fuse Board		Extent 12no.	Identification Strongly Presumed
MATERIAL ASSESSMENT					
Material Rope	Asbestos Type Chrysotile (white)	Condition Low Damage: a few scratches or surface marks	Accessibility Accessible, but in restricted access areas	Encapsulation Enclosed	Material Assessment 5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

Appendix E  
Determination of Asbestos Type

Three reports  
ALS/J001924 (two pages)  
ALS/J0002003 V2 (one page)  
and ALS/J002053 (six pages)

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J001924

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	2

Date Received	09/12/2014	Date of Analysis	09/12/2014	Report Issue Date	09/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).  
As a result, the test result(s) may be invalid.  
The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.  
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008067	A001/07122014/AGP	Room 00702G090	Wrap to Main Intake Cable	N.A.D.I.S
BS008068	A002/07122014/AGP	Room 00702G040	Vertical Riser Pipe Residue	N.A.D.I.S

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Daniel Hollinshead	Approved By	Olivia Pearce
Analyst Signatory		Approver Signatory	

ALS14A  
Issued by: Quality Manager

Page 1 of 1

Issue Date: 21/11/2014  
Issue No. 3

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002003 V2

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	3

Date Received	11/12/2014	Date of Analysis	12/12/2014	Report Issue Date	17/12/2014
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).  
As a result, the test result(s) may be invalid.  
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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008318	A003/07122014/AGP	Main Building Room 00702G032	Riser Debris	N.A.D.I.S
BS008319	A004/07122014/AGP	Main Building Entrance	Fire/Telecoms Box Rope Seal	Chrysotile
BS008320	A005/07122014/AGP	Main Building Corridor 00702GC03	Parquet Flooring Adhesive	N.A.D.I.S

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Peter Timms	Approved By	Daniel Hollinshead
Analyst Signatory		Approver Signatory	

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Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ

Tel: 01993 868636  
Fax: 01993 869090  
www.asbestoslabs.co.uk



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CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002053

<b>Client</b>	Assured Safety Management Ltd	<b>Attention</b>	Nathan Williams
<b>Client Address</b>	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
<b>Site Address</b>	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
<b>Site Ref</b>	1727	<b>No. of Samples</b>	31

<b>Date Received</b>	15/12/2014	<b>Date of Analysis</b>	16/12/2014	<b>Report Issue Date</b>	16/12/2014
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008514	A006/07122014/AGP	First Floor, Corridor 007021C06	Fan Light Panel Above Door	N.A.D.I.S
BS008515	A007/07122014/AGP	Balcony/Roof Outside Room 007021021	Bitumen	Chrysotile - Surface Fibre Only
BS008516	A008/07122014/AGP	First Floor, Room 007021031, Sink	Acoustic Pad	N.A.D.I.S
BS008517	A009/07122014/AGP	Roof to Rooms 00702G018/17/C05	Bitumen	N.A.D.I.S
BS008518	A010/07122014/AGP	Second Floor Loft Room 007022013	Floor Boarding Panels	Chrysotile
BS008519	A011/07122014/AGP	Second Floor Loft Room 007022013	Medium Level Pipe - Thermal Insulation	Amosite + Chrysotile + Crocidolite

**KEY**  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

<b>Analysed By</b>	Wai-fung Kuet
<b>Analyst Signatory</b>	

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<b>Approved By</b>	Olivia Pearce
<b>Approver Signatory</b>	

Issue Date: 21/11/2014  
Issue No. 3

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ

Tel: 01993 868636  
Fax: 01993 869090  
www.asbestoslabs.co.uk



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Report Number: ALS/J002053

<b>Client</b>	Assured Safety Management Ltd	<b>Attention</b>	Nathan Williams
<b>Client Address</b>	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
<b>Site Address</b>	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
<b>Site Ref</b>	1727	<b>No. of Samples</b>	31

<b>Date Received</b>	15/12/2014	<b>Date of Analysis</b>	16/12/2014	<b>Report Issue Date</b>	16/12/2014
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008520	A012/07122014/AGP	Second Floor Loft Room 007022013, Mansard Roof	Medium Level Pipe - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008521	A013/07122014/AGP	Second Floor Loft Room 007022013	Ground Level Pipe - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008522	A014/07122014/AGP	First Floor Roof, Lift Motor Room	Roof Lining Panels	N.A.D.I.S
BS008523	A015/07122014/AGP	First Floor Roof, Above Room 007021023	Pipe - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008524	A016/07122014/AGP	First Floor Roof, Above Room 007021028	Pipe - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008525	A017/07122014/AGP	First Floor Roof	Covering - Bitumen	N.A.D.I.S

**KEY**  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

<b>Analysed By</b>	Wai-fung Kuet
<b>Analyst Signatory</b>	

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Issued by: Quality Manager

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<b>Approved By</b>	Olivia Pearce
<b>Approver Signatory</b>	

Issue Date: 21/11/2014  
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Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Wilney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 868680  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002053

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	31

Date Received	15/12/2014	Date of Analysis	16/12/2014	Report Issue Date	16/12/2014
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008526	A018/07122014/AGP	First Floor Roof	Covering - Bitumen	N.A.D.I.S
BS008527	A019/07122014/AGP	First Floor Roof	Covering - Bitumen	N.A.D.I.S
BS008528	A020/07122014/AGP	Second Floor Loft, Behind Water Tanks	Plinth - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008529	A021/07122014/AGP	Ground & First Floor, Lift	Lining Panels	N.A.D.I.S
BS008530	A022/07122014/AGP	Theatre Link Corridor 00702GC15	Roof Tiles	N.A.D.I.S
BS008531	A023/07122014/AGP	Theatres Main Roof	Tiles	N.A.D.I.S

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Wai-fung Kuet	Approved By	Olivia Pearce
Analyst Signatory		Approver Signatory	

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Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Wilney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 868680  
www.asbestoslabs.co.uk



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Site Address	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	31

Date Received	15/12/2014	Date of Analysis	16/12/2014	Report Issue Date	16/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008532	A024/07122014/AGP	Theatres, Loft Wall	Tiles	N.A.D.I.S
BS008533	A025/07122014/AGP	Day Ward Extension, Roof	Tiles	N.A.D.I.S
BS008534	A026/07122014/AGP	Day Ward Extension, Roof	Bitumen	N.A.D.I.S
BS008535	A027/07122014/AGP	Day Ward Extension	Damp Proof Course	N.A.D.I.S
BS008536	A028/07122014/AGP	Basement Room 00702B005	Gasket Material - Debris on Floor	Chrysotile
BS008537	A029/07122014/AGP	Basement Room 00702B005	Roll of Gasket Material	Chrysotile

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Wai-fung Kuet	Approved By	Olivia Pearce
Analyst Signatory		Approver Signatory	

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Issued by: Quality Manager

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Issue Date: 21/11/2014  
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Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ

Tel: 01993 868636  
Fax: 01993 868680  
www.asbestoslabs.co.uk



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CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002053

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	31

Date Received	15/12/2014	Date of Analysis	16/12/2014	Report Issue Date	16/12/2014
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008538	A030/07122014/AGP	Basement Room 00702B006 Partition Wall	Debris - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008539	A031/07122014/AGP	Basement Room 00702B001, Rear Wall	Debris - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008540	A032/07122014/AGP	Basement Room 00702B001, Redundant Pipe Hangars	Debris - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008541	A033/07122014/AGP	Basement Room 00702B001, Front Wall	Debris - Thermal Insulation	Amosite + Chrysotile + Crocidolite
BS008542	A034/07122014/AGP	Basement Room 00702B001, Side Walls	Debris - Thermal Insulation	Chrysotile + Amosite
BS008543	A035/07122014/AGP	Basement Room 00702B001 Heating Flow Return Pipe	Gasket	N.A.D.I.S

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Wai-fung Kuet
Analyst Signatory	

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Issued by: Quality Manager

Approved By	Olivia Pearce
Approver Signatory	

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Issue Date: 21/11/2014  
Issue No. 3

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ

Tel: 01993 868636  
Fax: 01993 868680  
www.asbestoslabs.co.uk



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CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002053

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	31

Date Received	15/12/2014	Date of Analysis	16/12/2014	Report Issue Date	16/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008544	A036/07122014/AGP	Main Service Duct	Debris on Floor	Chrysotile

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Wai-fung Kuet
Analyst Signatory	

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Issued by: Quality Manager

Approved By	Olivia Pearce
Approver Signatory	

Page 6 of 6  
Issue Date: 21/11/2014  
Issue No. 3



## Appendix F Glossary

### Glossary

Item	Meaning
Duty Holder	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
Enclosure	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
Encapsulation	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
Labelling	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
Registering	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Periodic Inspection	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
Repair	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
Removal	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
Manage	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

# Appendix G

## Method of Risk Assessment

## Method of Risk Assessment

### Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

## Appendix H

### Guidance on Relevant Legislation

## Guidance on Relevant Legislation

### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

#### The most important of these are listed below:

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

Lists of publications by the HSE can be found at: [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):

Tel: 0870 600 5522

Fax: 0870 600 5533

Website: [www.tso.co.uk](http://www.tso.co.uk)

Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books  
PO Box 1999  
SUDBURY  
Suffolk  
CO10 2WA

Tel: 01787 881165

Fax: 01787 313995

Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)

## Appendix I Asbestos Materials in Buildings

# Asbestos Materials in Buildings

## Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

### 1. Sprayed Coating

This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.

### 2. Thermal Insulation

Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.

### 3. Asbestos Insulating Board

Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.

### 4. Asbestos Cement Products

Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.

### 5. Ropes, Yarns and Cloths

High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal or fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.

### 6. Millboard, Paper and Paper Products

Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.

### 7. Bitumen Felts and Coatings

May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

### 8. Reinforced Plastics, Floor Tiles and Flooring Linoleum

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

### 9. Paints and Textured Coatings or 'Artex'

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

### 10. Mastics, Sealants, Putties and Adhesives

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.

## Appendix J

### Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

## Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

## Appendix K Methodology for Inspection & Surveying



## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.

- d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.
10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
  - a) For sprayed coatings, one sample per 10 - 15 m2 or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m2 should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

### END OF REPORT

[D15 | version 5 | 07/03/12 | Issued by: Quality Manager]



**Assured**  
Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**PHYSIOTHERAPY DEPARTMENT,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom and St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S3-AGP

**Report Date:** 18<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	11
5	Annotated Plans	14
6	Site Information	18
7	Advice on Managing Asbestos	21
8	Limitations & Restrictions	28
9	Appendices	31

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG

Tel: 020 7231 3011  
www.assuredsafety.org



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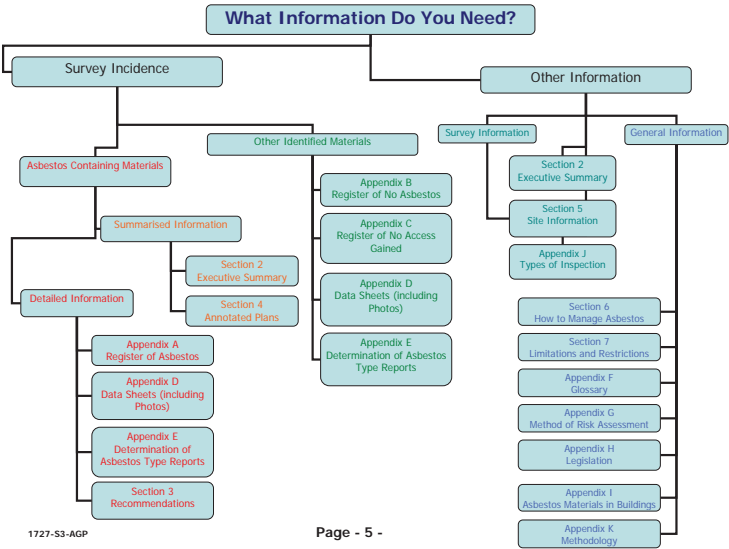
# Section 1

## How to use this Survey Document

### Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

Section 2  
Introduction



## Introduction

- 2.1.1 This report contains the findings of a **Demolition Survey** for Asbestos-Containing Materials (ACM), carried out at PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF. A standard definition of the survey scope can be found in the Appendices, under 'Forms of Inspection'.
- 2.1.2 Assured Safety Management was instructed by Chris Wainwright of Epsom & St Helier University Hospitals NHS Trust, 2nd Floor Ferguson House, St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA.
- 2.1.3 The inspection was undertaken by Alexandra Patrick & Nathan Williams (lead surveyors) and Alan Geddes (assistant surveyor) on 8<sup>th</sup> and 12<sup>th</sup> December 2014.
- 2.1.4 HSG 264 Asbestos: The surveyors guide states that a demolition 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. The guide recognises that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 2.1.5 The purpose of the inspection was to determine the presence, extent and condition of asbestos containing materials throughout the building prior to the demolition of the site.
- 2.1.6 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**

## Section 3 Executive Summary

## Executive Summary

### 3.1.1 Asbestos thermal insulation was identified in the Physiotherapy Building:

- 3.1.2 There is an offshoot subterranean service duct which runs from the Main Building externally below concrete slabs and into the Physiotherapy boiler room. The duct then continues into the Physiotherapy toilet room 00703G001 through in a straight line to rooms 00703G017/G018/G020. There are three pipes lagged in asbestos thermal insulation within this duct.



### 3.1.3 Asbestos insulation board was identified in the Physiotherapy Building:

- 3.1.4 The suspended ceiling has an asbestos insulation board (AIB) upstand panel, either side of the ceiling structure.



### 3.1.5 Asbestos Cement was identified in the Physiotherapy Building:

- 3.1.6 The roofs to the main Physiotherapy Building and the link walkway from the Main Building to the entrance of Physiotherapy have asbestos cement roof sheets and ridge tiles.



### 3.1.7 Other asbestos items identified in the Physiotherapy Building:

- 3.1.8 Two toilet cisterns and asbestos rope flash guards were also identified within Physiotherapy.



### 3.1.9 A summary's findings by floor are listed below:

#### Roof and Loft:

- Roof asbestos cement sheets/ridge tiles [approx. 53m<sup>2</sup>]
- Asbestos Cement roof to walkway [approx. 10m<sup>2</sup>]

#### Ground Floor:

- Asbestos insulation board suspended ceiling upstand panels in various locations [approx. 41m]
- Asbestos toilet cisterns [x2]
- Asbestos fuse boards [19no. flash guards]
- Floor duct from boiler room into toilets and runs for 10m has three pipes lagged in asbestos thermal insulation. The duct is below a concrete floor. [approx. 30m]



## Section 4 Recommendations

## Recommendations

### Introduction

- 4.1.1** The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2** To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

### Specific Recommendations

- 4.1.3** The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4 Asbestos Thermal Insulation** products including debris and residue items must be removed by a contractor licensed to work with asbestos. The works will require a statutory 14-day notification to the Enforcing Authority. Full asbestos removal enclosures will be required for all of the asbestos thermal insulation incidents detailed within this report. A 4-stage certificate of reoccupation will be required for each enclosure and additional [minimal] personal, background and leak air testing is strongly recommended. Continued air monitoring throughout the works will not be required if the building remains unoccupied during the asbestos removal works.
- 4.1.5 Asbestos Cement** products can be removed under local restrictive conditions including a respirator zone. These cement items will not require notification to the Enforcing Authority. An independent visual inspection will be required on completion of the removal. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works. These works will require the production of risk assessments and method statements and operatives will require appropriate asbestos training. If it is likely that the asbestos cement roof sheets will become damaged during the removal process and release high levels of fibres (due to their age), the works will require notification under the Notifiable Non-Licensed Work regime using form NNWASB1.

**4.1.6 Asbestos Rope** can be removed under local restrictive conditions including a respirator zone. Rope items will not require notification to the Enforcing Authority. An independent visual inspection will be required on completion of the removal. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works. These works will require the production of risk assessments and method statements and operatives will require appropriate asbestos training.

**4.1.7** We strongly recommend that the removal works are undertaken prior to demolition and not in conjunction with it and that the works are closely managed as part of the site will remain occupied.

**4.1.8 Budget Removal Costs:**

Asbestos removal cost:	£ 15,950.00
Air monitoring cost:	£ 1,900.00
Management costs:	£ 1,785.00
<b>Total Estimated Costs:</b>	<b>£ 19,635.00</b>

Please note that these costs do not include for the provision of power, water or welfare facilities.

## Section 5 Annotated Plans

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# Annotated Plans

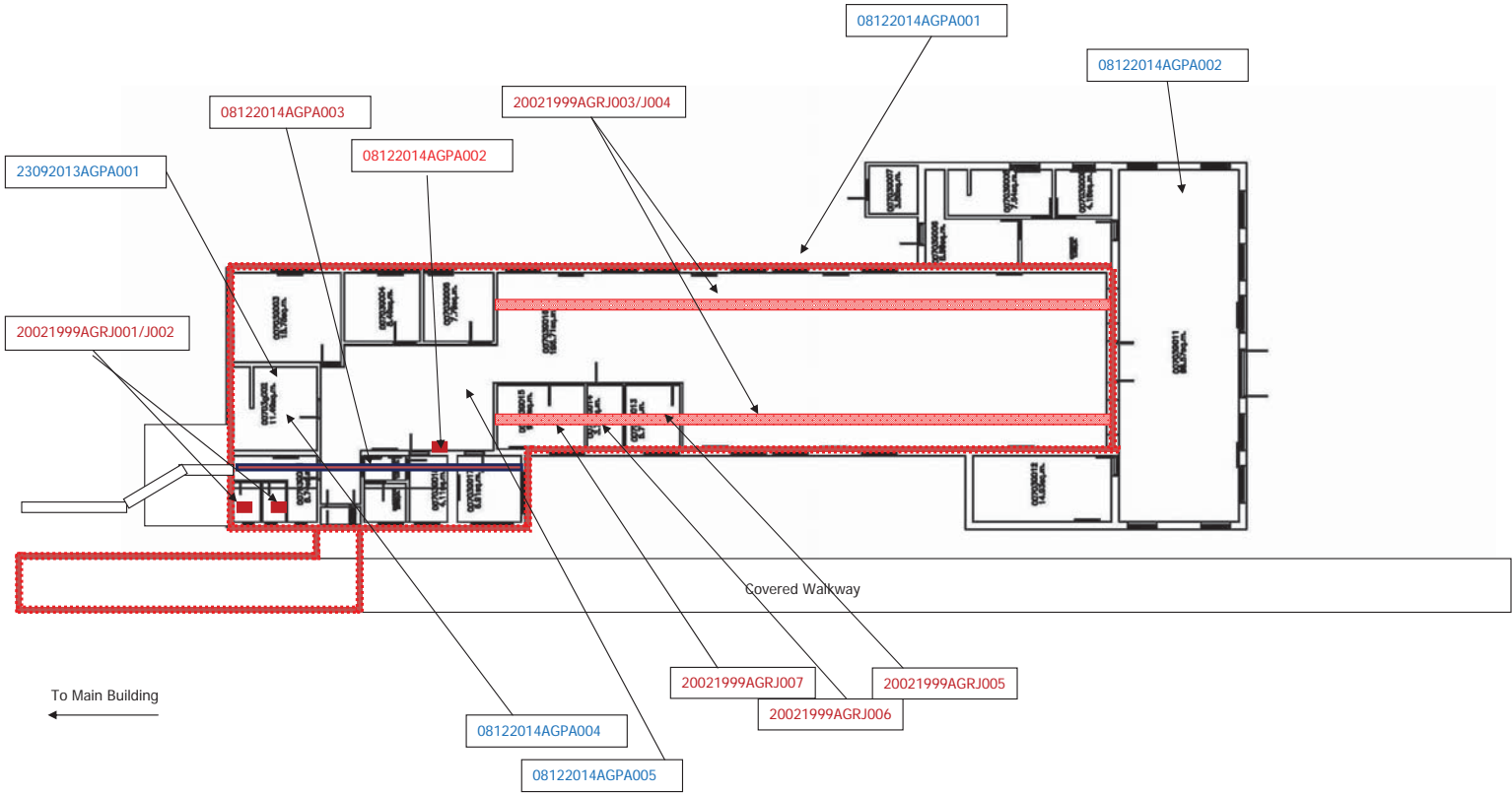
## Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – TWO
  - 1 Physiotherapy Building, Sutton Hospital - Ground Floor
  - 2 Physiotherapy Building, Sutton Hospital - Roof



Physiotherapy Building, Sutton  
Hospital – Ground Floor

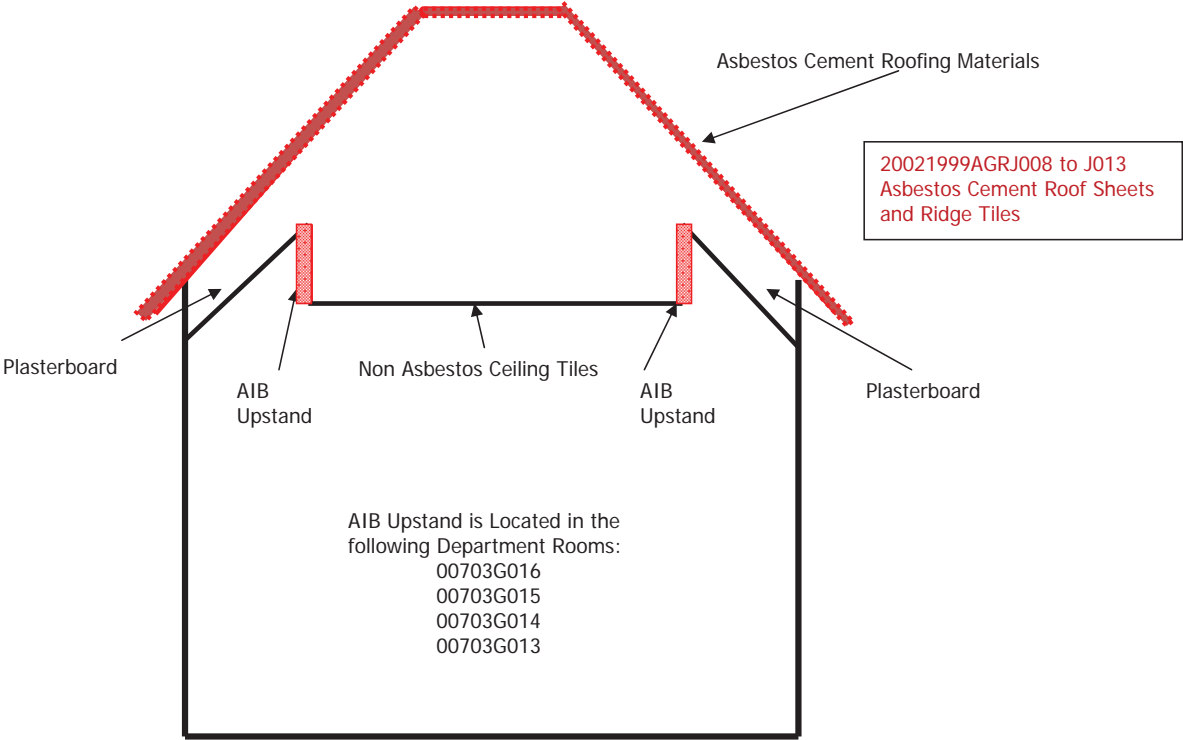
Key:	
Asbestos Item	
Insulation Board	
Pipework in Concrete Duct	
Cement Items	
Other Items	
Non Asbestos Item (Sampled)	





# Physiotherapy Building, Sutton Hospital – Roof

Key:	
Asbestos Item	
Insulation Board	
Pipework in Concrete Duct	
Cement Items	
Other Items	
Non Asbestos Item (Sampled)	



## Section 6 Site Information

## Site Information

### Physiotherapy Building - Summary

- 6.1.1** The Physiotherapy department building is made up of the original building construction and an extension to the rear of the department.
- 6.1.2** The original construction is made up of an asbestos cement roof, external brick walls insulated with polystyrene and over clad with rough textured finish. Internally these walls have been plastered. The original building has some structural reinforcement in the form of concrete rendering internally and externally. The windows are metal Crittal windows. There are a number of internal brick walls and some plasterboard walls which stop at ceiling height. The ceilings are a mixture of plastered plasterboard and compressed fibre suspended ceiling. The concrete floor has been covered in carpet or linoleum.
- 6.1.3** The extension is a brick building with internal plasterboard walls and a tiled roof. There are a number of sections of plasterboard boxing located at ceiling height; most have excessive damp/water damage. The concrete floor has been overlaid in linoleum.
- 6.1.4** Roof and Loft Areas:
- 6.1.5** There is a roof void accessed either from the suspended ceiling in the ground floor area. The floor to the Main Building end of the loft is plasterboard. The asbestos cement roof sheets are exposed within the loft. Pipework is lagged in cloth rapped machine-made mineral fibre (MMM) or hessian wrap.
- 6.1.6** Ground Floor Areas:
- 6.1.7** There are two plant areas, both are brick buildings one with a congregated metal roof, timber soffits and the other with a flat roof. The plant lagged in foil-faced MMM was installed in 1987.
- 6.1.8** The Physiotherapy building is linked to the Main Building via a covered walkway. The underside of the asbestos cement roof sheets have been boarded with plasterboard. The walls timber externally with a MMM insulated and over boarded with plasterboard. The walkway is also supported by a steel frame.

### Accessible Areas

#### General Access Notes

- 6.1.9** It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 6.1.10** Other areas not accessed due to the limitations of this form of survey may include:

**Normal 'no access' areas during a Demolition Survey (unless agreed with the client);**

- Shuttering inside pre-cast concrete floors.
- Live electrical installations.

6.1.11 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.

## Section 7

### Advice on Managing Asbestos



## Introduction

- 7.1.1** This section of the report gives advice on how to manage the asbestos-containing materials detailed within this report. Recommendations made are based on current legislative requirements and best practice issued by the Health & Safety Executive.
- 7.1.2** No recommendations are made in this section regarding to any organisation's specific management plan, policy or procedure, these are outside the scope of this survey report.

### Legislative Background

- 7.1.3** Regulation 4 requires dutyholders to:
- take reasonable steps to find materials in premises likely to contain asbestos and to check their condition;
  - presume that materials contain asbestos unless there is strong evidence to suppose they do not;
  - make a written record of the location and condition of asbestos and presumed asbestos-containing materials (ACMs) and keep the record up to date;
  - assess the risk of the likelihood of anyone being exposed to these materials; and
  - prepare a plan to manage that risk and put it into effect to ensure that:
    - any material known or presumed to contain asbestos is kept in a good state of repair;
    - any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed; and
    - information on the location and condition of the material is given to anyone potentially at risk.
- 7.1.4** The dutyholder in this context is the person in control of maintenance activities in the non-domestic premises, whether that be the occupier or landlord, sub-lessor or managing agent. Where no such obligation exists, eg where there is no tenancy agreement or contract, or where the premises are unoccupied, then the regulations place the duty on the person in control of the premises to comply with this regulation.
- 7.1.5** This survey report will help you conform to sections a, b, c and part of d above.

### Dutyholder's Responsibilities

- 7.1.6** During the inspection, Assured Safety Management has undertaken a quantifiable assessment of the risk of fibre release using the material assessment algorithm as detailed in HSG264 which takes into account important factors relating to the item. The detail of this material assessment is detailed in the enclosed Data Sheets (see appendices).
- 7.1.7** To fully manage ACMs a second assessment (priority assessment) which considers the likelihood of the ACM actually being disturbed and exposing your employees or others needs to be completed with input from the dutyholder who has the knowledge of what takes place in their workplace.
- 7.1.8** The material assessment score for each ACM is added to the priority assessment score for each ACM which will provide the risk assessment score for each ACM. The risk

assessment scores will then need to be ranked, the higher the number the more urgency the ACMs requires. This assessment process does not inform you what action is required on ACMs, see Management Options below.

- 7.1.9** Risk ratings and recommended actions provided by Assured Safety Management are based on information available at the time of the survey. **Where details alter after the inspection has taken place, for example changing the use of a room, affected ACMs must be reassessed.**
- 7.1.10** Further details on the material and priority assessments are given in the Appendices under 'Method of Risk Assessment'.

### Management Options

- 7.1.11** Once the ACMs have been prioritised using the assessments above, some may require immediate action. This is not the full management plan, but options for dealing with the ACMs. The paragraphs below presents measures which will be needed in all cases where ACMs are present, and further options for managing the condition of your ACMs. The following advice is provided from HSG227 'A comprehensive guide to Managing Asbestos in premises'.

#### Measures needed in all cases where ACMs are present

- communicate with employees, contractors and others
- monitor the condition of the ACM
- put a safe system of work in place

#### Communicating with employees, contractors and others

- 7.1.12** It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of your ACMs. Employees and others should be made aware of the location of any ACMs in the buildings they work in **if they are liable to disturb them. This is particularly important for maintenance workers who may directly disturb ACMs while working.** Means of communicating with contractors who come on site to carry out work must also be set up to prevent them from disturbing ACMs without taking proper precautions.

#### Monitor the ACMs

- 7.1.13** ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. If they are left in place, the condition of the ACMs will have to be monitored regularly and the results recorded. When the condition of the ACM starts to deteriorate, remedial action can be taken. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but would not be expected to be more than 12 months in most cases. ACMs in remote locations, with little or no routine activity, can be inspected infrequently. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

#### Safe System of Work

- 7.1.14** You need to have a system in place to control any maintenance or building work on the fabric of your building. This may take one of several forms, depending on the size and complexity of the organisation, for example:
- in a small organisation, one person can be nominated to control all work carried out by in-house maintenance workers and all contractors;
  - limit the number of contractors who work on your premises to one or two who are familiar with the buildings and procedures in use in your organisation;

- c. the maintenance or safety department may be charged with ensuring that information regarding the presence of ACMs or presumed ACMs is passed on to contractors who come onto your premises;
- d. a formal, written safe system of work incorporating permits-to-work may be used to control maintenance workers and contractors alike. This is most likely to be necessary in larger organisations where it is difficult for one person to maintain control over the number of contractors on site. It provides a framework for those controlling the contractors.

**7.1.15** In this report we have provided with our recommendations based on experience and best practice, these will normally involve one of the following.

**Options for managing the condition of your ACMs**

- protect/enclose the ACM
- seal/encapsulate the ACM
- repair the ACM
- remove the ACM

**Protect or enclose the ACM**

**7.1.16** Protecting ACMs means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves the erection of a barrier around it, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material. This will involve sealing the edges and corners of the barrier. Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage. Potential problems for the future should be borne in mind when choosing this option.

**Seal or encapsulate the ACM**

**7.1.17** There are two types of encapsulants: bridging encapsulants which form a durable layer adhering to the surface of the ACM (not suitable for use on friable ACMs such as insulation or sprayed coatings) and penetrating encapsulants which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination.

**Repairing the ACM**

**7.1.18** To be readily repairable, the damage must be slight, therefore repair should be restricted to patching/sealing small areas and making good slight damage to enclosures which are protecting ACMs. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material.

**Removing the ACM**

**7.1.19** Where ACMs have been identified and are not in good condition, or are in a vulnerable position and liable to damage, the options discussed in the above paragraphs should be explored first. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors, unless of course the ACM is asbestos cement or other highly bonded materials not covered by the scope licensing requirements of CAR 2012.

**7.1.20** Where remedial action is required for ACMs, such action should be taken at the earliest opportunity so as to minimise potential health risks. It should also form part of a structured Asbestos Management Plan. These items will be either damaged or liable (by virtue of location or material type) to be damaged in normal occupation or maintenance

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

## Work with ACMs

**7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

### Licensable Work

**7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.

**7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.

**7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.

**7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

### Non-Licensable Work

**7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:

- i. Wetting of the materials before removal
- ii. Preventing unauthorised persons from entering the work area

**7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.

**7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.

### Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.

- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

### Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

### Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.

### Larger Scale Projects

- 7.1.36** The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

## Section 8

### Limitations and Restrictions

## Limitations and Restrictions

### Introduction

- 8.1.1** For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2** This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3** **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4** Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5** The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6** Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7** The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8** No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

### Sampling

- 8.1.9** Bulk samples have been taken from all materials, which upon visual inspection, appeared likely to contain asbestos and from materials which are commonly mistaken for asbestos containing materials.

## Section 9 Appendices

- 8.1.10 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

### General Limitations

- 8.1.11 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- a. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - b. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - c. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work, etc Act 1974 for both themselves and others.
  - d. Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

# Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

# Appendix A Register of Asbestos

Pages of Registers - Four

## Notes on Appendices

### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including: photographs, location, extent, material type and risk assessment.

### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00703G001, Toilet, Right Hand Side Cubicle	1no.	Toilet Cistern	Identified	Reinforced Plastic/Resin, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO01 J001/20021999/AGR 4</div>
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00703G001, Toilet, Left Hand Side Cubicle	1no.	Toilet Cistern	Identified	Reinforced Plastic/Resin, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO02 J002/20021999/AGR 4</div>
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00703G016, West Side of Room, Ceiling (11m x 0.3m)	3.3sq.m	Suspended Ceiling Fascia, Vertical Upstand Panels	Identified	Insulating Board, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO03 J003/20021999/AGR 5</div>
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00703G016, East Side of Room, Ceiling (21m x 0.3m)	6.3sq.m	Suspended Ceiling Fascia, Vertical Upstand Panels	Identified	Insulating Board, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO04 J006/20021999/AGR 5</div>
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00703G013, West Side of Room, Ceiling (3m x 0.3m)	0.9sq.m	Suspended Ceiling Fascia, Vertical Upstand Panels	Identified	Insulating Board, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO05 J009/20021999/AGR 5</div>
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00703G014, West Side of Room, Ceiling (2m x 0.3m)	0.6sq.m	Suspended Ceiling Fascia, Vertical Upstand Panels	Identified	Insulating Board, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO06 J010/20021999/AGR 5</div>
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00703G015, West Side of Room, Ceiling (4m x 0.3m)	1.2sq.m	Suspended Ceiling Fascia, Vertical Upstand Panels	Identified	Insulating Board, Amosite (brown), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO07 J011/20021999/AGR 5</div>
Action taken:			Date:			
External, Ground Floor, Roof to Physiotherapy Department W.C.s	20sq.m	Roofing Sheets	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO08 J012/20021999/AGR 5</div>
Action taken:			Date:			
External, Ground Floor, Roof to Physiotherapy Department W.C.s	5sq.m	Roof Ridge Tile	Identified	Cement, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJO09 J014/20021999/AGR 6</div>
Action taken:			Date:			



REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, Ground Floor, Roof to Physiotherapy Department	28sq.m	Roofing Sheets	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJ010 J015/20021999/AGR 5</div>
Action taken:			Date:			
External, Ground Floor, Roof to Physiotherapy Department	10sq.m	Roof Ridge Tile	Identified	Cement, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJ011 J017/20021999/AGR 6</div>
Action taken:			Date:			
External, Ground Floor, Roof to Physiotherapy Department Walkway	10sq.m	Roofing Sheets	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJ012 J018/20021999/AGR 5</div>
Action taken:			Date:			
External, Ground Floor, Roof to Physiotherapy Department Walkway	2sq.m	Roof Ridge Tile	Identified	Cement, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>20021999AGRJ013 J020/20021999/AGR 6</div>
Action taken:			Date:			
Internal Unoccupied, Ground Floor, Room 00703G016, Wall Adjacent Room 00703G018, Fuse Board	19no.	Flash Guards	Strongly Presumed	Woven Textile, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Good Condition: No Visible Damage	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>23092013AGPA002 Electrics live not safe to sample 4</div>
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Unoccupied, Ground Floor, Room 00703G001, Floor Duct Continued from Boiler Room, Pipes (x3)	Each 10m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>08122014AGPA003 Refer to: A002/20021999/AGR 9</div>
Action taken:			Date:			

# Appendix B

## Register of Non Asbestos

Pages of Registers - One

### REGISTER OF NON-ASBESTOS FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:	
Internal Unoccupied, Ground Floor, Room 00703G002, Wall Picture Rail	4m	Debris	Insulating Board, No Asbestos Detected, Accessible, but in restricted access areas, Unsealed	Finding Code Sample Number	23092013AGPA001 A001/23092013/AGP
External, Ground Floor, Entire Original Building, Cladding	Approx 300 sq.m	Textured Finish	Textured Coating, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	08122014AGPA001 A001/07122014/AGP
External, Roof, Rear Extension Rooms 00703G006/08/09/10/11/ & 12, Roofing Tile	Approx 150 sq.m	Composite Tile	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	08122014AGPA002 Refer to: A004/06122014/AGP
Internal Unoccupied, Ground Floor, Room 00703G003, Parquet Flooring	18sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	08122014AGPA004 A002/07122014/AGP
Internal Unoccupied, Ground Floor, Room 00703G016, Parquet Flooring	30sq.m	Bitumen Adhesive	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number	08122014AGPA005 Refer to: A002/07122014/AGP

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# Appendix C

## Register of No Access Gained

Pages of Registers - None

# Appendix D

## Data Sheet Register

Pages of Registers – Twenty Pages

SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ001		Item	Toilet Cistern		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G001, Toilet, Right Hand Side Cubicle		1no.	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Reinforced Plastic/ Resin	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ002		Item	Toilet Cistern		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G001, Toilet, Left Hand Side Cubicle		1no.	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Reinforced Plastic/ Resin	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ003	Item		Suspended Ceiling Fascia, Vertical Upstand Panels		
	Recommendations		Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G016, West Side of Room, Ceiling (11m x 0.3m)		3.3sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
If access is required above the suspended ceiling, it is recommended that access is only made in the middle section of the ceiling and not at the edges.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ004		Item	Suspended Ceiling Fascia, Vertical Upstand Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G016, East Side of Room, Ceiling (21m x 0.3m)		6.3sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
If access is required above the suspended ceiling, it is recommended that access is only made in the middle section of the ceiling and not at the edges.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ005		Item	Suspended Ceiling Fascia, Vertical Upstand Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G013, West Side of Room, Ceiling (3m x 0.3m)		0.9sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
If access is required above the suspended ceiling, it is recommended that access is only made in the middle section of the ceiling and not at the edges.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ006		Item	Suspended Ceiling Fascia, Vertical Upstand Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G014, West Side of Room, Ceiling (2m x 0.3m)		0.6sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
If access is required above the suspended ceiling, it is recommended that access is only made in the middle section of the ceiling and not at the edges.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ007		Item	Suspended Ceiling Fascia, Vertical Upstand Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G015, West Side of Room, Ceiling (4m x 0.3m)		1.2sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	Amosite (brown)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	5
SURVEYORS COMMENTS					
If access is required above the suspended ceiling, it is recommended that access is only made in the middle section of the ceiling and not at the edges.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ008		Item	Roofing Sheets		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof to Physiotherapy Department W.C.s		20sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
The asbestos cement roof is accessible from the ceiling void and externally.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ009		Item	Roof Ridge Tile		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof to Physiotherapy Department W.C.s		5sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	6
SURVEYORS COMMENTS					
The asbestos cement roof is accessible from the ceiling void and externally.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ010		Item	Roofing Sheets		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof to Physiotherapy Department		28sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
The asbestos cement roof is accessible from the ceiling void and externally.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ011		Item	Roof Ridge Tile		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof to Physiotherapy Department		10sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	6
SURVEYORS COMMENTS					
The asbestos cement roof is accessible from the ceiling void and externally.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ012		Item	Roofing Sheets		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof to Physiotherapy Department Walkway		10sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
The asbestos cement roof is accessible from the ceiling void and externally.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 20021999AGRJ013		Item	Roof Ridge Tile		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof to Physiotherapy Department Walkway		2sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	6
SURVEYORS COMMENTS					
The asbestos cement roof is accessible from the ceiling void and externally.					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 23092013AGPA001		Item	Debris		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G002, Wall Picture Rail		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	No Asbestos Detected	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 23092013AGPA002	Item	Flash Guards			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00703G016, Wall Adjacent Room 00703G018, Fuse Board	19no.	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Woven Textile	Chrysotile (white)	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
The asbestos flash guard's are located within the fuse carriers to both fuse boards					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 08122014AGPA001	Item	Textured Finish			
	Recommendations	No action required			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Entire Original Building, Cladding	Approx 300sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Textured Coating	No Asbestos Detected	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 08122014AGPA002		Item Composite Tile	Recommendations No action required		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Roof	Rear Extension Rooms 00703G006/08/09/10/11/ & 12, Roofing Tile	Approx. 150sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 08122014AGPA003		Item Thermal Insulation to Pipework	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Unoccupied	Ground Floor	Room 00703G001, Floor Duct Continued from Boiler Room, Pipes (x3)	Each 10m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



Appendix D

SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 08122014AGPA004		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G003, Parquet Flooring		18sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

PHYSIOTHERAPY DEPARTMENT, Sutton Hospital, Cotswold  
Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 08122014AGPA005		Item	Bitumen Adhesive		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Unoccupied	Ground Floor	Room 00703G016, Parquet Flooring		30sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Good Condition: No Visible Damage	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



# Appendix E

## Determination of Asbestos Type

Pages of Report (ALSJ002003 – One page)  
(ALS002101 – One page)

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002003

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Physiotherapy & Main Building, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	5

Date Received	11/12/2014	Date of Analysis	12/12/2014	Report Issue Date	12/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP553 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.  
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008316	A001/07122014/AGP	Physiotherapy Building	External Cladding	N.A.D.I.S
BS008317	A002/07122014/AGP	Physiotherapy Building	Parquet Flooring Adhesive	N.A.D.I.S
BS008318	A003/07122014/AGP	Main Building Room 00702G032	Riser Debris	N.A.D.I.S
BS008319	A004/07122014/AGP	Main Building Entrance	Fire/Telecoms Box Rope Seal	Chrysotile
BS008320	A005/07122014/AGP	Main Building Corridor 00702GC03	Parquet Flooring Adhesive	N.A.D.I.S

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Peter Timms	Approved By	Wai-fung Kuet
Analyst Signatory		Approver Signatory	

ALS14A Page 1 of 1 Issue Date: 21/11/2014  
Issued by: Quality Manager Issue No. 3



Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868636  
Fax: 01993 869080  
www.asbestoslabs.co.uk



CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J002101

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Physiotherapy, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	2

Date Received	17/12/2014	Date of Analysis	17/12/2014	Report Issue Date	17/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP663 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.  
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008833	A001/08122014/AGP	Physiotherapy Building	External Cladding	N.A.D.I.S
BS008834	A002/08122014/AGP	Physiotherapy Building	Parquet Flooring Adhesive	N.A.D.I.S

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Wai-fung Kuet	Approved By	Daniel Hollinshead
Analyst Signatory		Approver Signatory	

ALS14A  
Issued by: Quality Manager

Page 1 of 1

Issue Date: 21/11/2014  
Issue No. 3

Appendix F  
Glossary

## Glossary

Item	Meaning
<b>Duty Holder</b>	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
<b>Enclosure</b>	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
<b>Encapsulation</b>	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
<b>Labelling</b>	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
<b>Registering</b>	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
<b>Periodic Inspection</b>	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
<b>Repair</b>	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
<b>Removal</b>	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
<b>Manage</b>	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

## Appendix G Method of Risk Assessment

# Method of Risk Assessment

## Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

## Appendix H

### Guidance on Relevant Legislation

### Guidance on Relevant Legislation

#### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

#### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

#### The most important of these are listed below:

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

#### Lists of publications by the HSE can be found at: [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):

Tel: 0870 600 5522

Fax: 0870 600 5533

Website: [www.tso.co.uk](http://www.tso.co.uk)

Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books  
PO Box 1999  
SUDBURY  
Suffolk  
CO10 2WA

Tel: 01787 881165

Fax: 01787 313995

Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)

# Appendix I

## Asbestos Materials in Buildings

## Asbestos Materials in Buildings

### Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

- 1. Sprayed Coating**  
This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.
- 2. Thermal Insulation**  
Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.
- 3. Asbestos Insulating Board**  
Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.
- 4. Asbestos Cement Products**  
Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.
- 5. Ropes, Yarns and Cloths**  
High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal or fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.
- 6. Millboard, Paper and Paper Products**  
Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.
- 7. Bitumen Felts and Coatings**  
May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

**8. Reinforced Plastics, Floor Tiles and Flooring Linoleum**

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

**9. Paints and Textured Coatings or 'Artex'**

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

**10. Mastics, Sealants, Putties and Adhesives**

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.

# Appendix J

## Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

### Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.



# Appendix K

## Methodology for Inspection & Surveying

## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.

- d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.
10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
- a) For sprayed coatings, one sample per 10 - 15 m2 or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m2 should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

## END OF REPORT

[D15 | version 5 | 07/03/12 | Issued by: Quality Manager]

**Assured**  
Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**OPHTHALMOLOGY,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom & St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S4-AGP

**Report Date:** 18<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG  
Tel: 020 7231 3011  
www.assuredsafety.org



**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	12
5	Annotated Plans	15
6	Site Information	18
7	Advice on Managing Asbestos	21
8	Limitations & Restrictions	28
9	Appendices	31

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**

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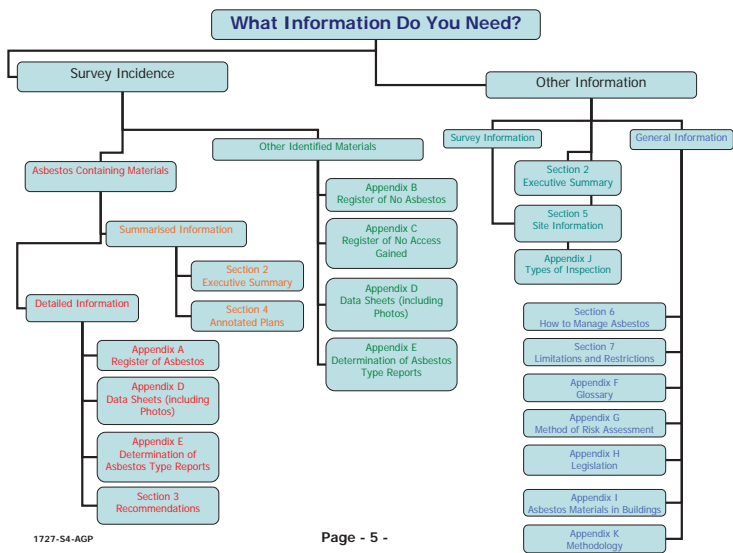
# Section 1

## How to use this Survey Document

### Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

# Section 2 Introduction



## Introduction

- 2.1.1 This report contains the findings of a **Demolition Survey** for Asbestos-Containing Materials (ACM), carried out at Ophthalmology including League of Friends, Toilets and Covered Walkway, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF. A standard definition of the survey scope can be found in the Appendices, under 'Forms of Inspection'.
- 2.1.2 Assured Safety Management was instructed by Chris Wainwright of Epsom & St Helier University Hospitals NHS Trust, 2nd Floor Ferguson House, St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA.
- 2.1.3 The inspection was undertaken by Alexandra Patrick & Nathan Williams (lead surveyors) and Alan Geddes (assistant surveyor) on 6<sup>th</sup> December 2014.
- 2.1.4 HSG 264 Asbestos: The surveyors guide states that a demolition 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. The guide recognises that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 2.1.5 The purpose of the inspection was to determine the presence, extent and condition of asbestos containing materials throughout the building prior to the demolition of the site.
- 2.1.6 Please note these areas are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend. We strongly recommend that the destructive survey works are undertaken as soon as the building becomes vacant.
- 2.1.7 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**

## Section 3 Executive Summary

## Executive Summary

### 3.1.1 Asbestos thermal insulation was identified throughout Ophthalmology:

- 3.1.2 The loft spaces area located directly above the original hardboard ceiling panels. The heating pipes running around the lofts are lagged in asbestos thermal insulation. Some sections of the insulation has been damaged over the years and has subsequently contaminated the machine-made mineral fibre (MMMF) ceiling insulation.



- 3.1.3 External to this department is a concrete service duct below the turfed area containing two pipes lagged in asbestos thermal insulation. It runs from the covered walkway, along the building, turns left and continues below the grass in front of C Block and becomes surface mounted to the rear of the private housing. The pipes continues above ground running parallel to Malvern Ward in dense undergrowth and turns right into the Old Boiler Room around the redundant tank.



### 3.1.4 Asbestos insulation board materials identified within Ophthalmology:

- 3.1.5 AIB panels have been used to line the walls in the main waiting room 00705G115.

### 3.1.6 Asbestos cement items were identified within Ophthalmology:

- 3.1.7 External asbestos cement roof sheets and ridge tiles have been used throughout this department, both on apex and flat roof areas.
- 3.1.8 Both link corridors (flat roof areas) have asbestos cement ceilings located above the expanded metal and plaster ceiling. Due to the continued occupation of this department it was not possible to determine if these ceiling panels run throughout the flat roof areas or if they are a continuation of the external soffits. Further investigation will be required once the building has been vacated.
- 3.1.9 The external soffit boards are cement and a number of door canopies are lined with asbestos cement sheets.



### 3.1.10 Items sampled for asbestos which proved not to contain asbestos:

- 3.1.11 The roof tiles to the rear extension of this department proved not to contain asbestos.
- 3.1.12 No asbestos-containing materials were identified within the League of Friends areas.



3.1.13 A summary's findings by floor are listed below:

**Roof/Loft –**

- Roof asbestos cement sheet/ridge tiles [approx. 450m<sup>2</sup> in each building, 2 buildings]
- Roof asbestos cement soffits [approx. 70-100m over two buildings]
- Loft spaces asbestos thermal insulation lagged pipework [two pipes] and various off shoots in both loft areas [approx. total 168m length]
- Both Loft spaces are contaminated with asbestos thermal insulation pipework debris [full of MMMF ceiling insulation]
- Further asbestos cement roof sheets in 3 locations [approx. 70m<sup>2</sup> in total]
- Asbestos cement door canopy's [3no. each approx. 5m<sup>2</sup>]
- Link corridor and side extensions AIB ceiling board and asbestos pipes – not possible to determine amount due to areas still occupied – assumed it is throughout. Right hand side extension [approx. 20m<sup>2</sup>, middle/link corridor [approx. 62m<sup>2</sup>], left hand side extension [approx. 40m<sup>2</sup>]

**Ground Floor –**

- Asbestos textured coating to 4no. rooms [approx. 30m<sup>2</sup>]
- Asbestos cement flower pots [x4no.]

## Section 4 Recommendations

## Recommendations

### Introduction

- 4.1.1** The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2** To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

### Specific Recommendations

- 4.1.3** The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4 Asbestos Thermal Insulation** products including debris and residue items must be removed by a contractor licensed to work with asbestos. The works will require a statutory 14-day notification to the Enforcing Authority. Full asbestos removal enclosures will be required for all of the asbestos thermal insulation incidents detailed within this report. A 4-stage certificate of reoccupation will be required for each enclosure and additional [minimal] personal, background and leak air testing is strongly recommended. Continued air monitoring throughout the works will not be required if the building remains unoccupied during the asbestos removal works.
- 4.1.5 Asbestos Insulation Board (AIB)** products must be removed by a contractor licensed to work with asbestos. The works will require a statutory 14-day notification to the Enforcing Authority. Full asbestos removal enclosures will be required for all of the asbestos thermal insulation incidents detailed within this report. A 4-stage certificate of reoccupation will be required for each enclosure and additional [minimal] personal, background and leak air testing is strongly recommended. Continued air monitoring throughout the works will not be required if the building remains unoccupied during the asbestos removal works.
- 4.1.6 Asbestos Cement** products can be removed under local restrictive conditions including introducing a respirator zone. These cement items will not require notification to the Enforcing Authority. An independent visual inspection will be required on completion of the removal. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works. These works will require the production of risk assessments and method statements and operatives will require appropriate asbestos training. If it is likely that the asbestos cement roof sheets will become damaged during the removal process and release lots of asbestos fibres (due to their age), the works will require notification under the Notifiable Non-Licensed Work regime using the form>NNLWASB1.
- 4.1.7** We strongly recommend that the removal works are undertaken prior to demolition and not in conjunction with it and that the works are closely managed as part of the site will remain occupied.

#### 4.1.8 Steam Pipe Budget Removal Costs:

Asbestos removal cost:	£ 93,500.00
Air monitoring cost:	£ 3,450.00
Management costs:	£ 9,650.00
<b>Total Estimated Costs:</b>	<b>£ 106,300.00</b>

#### 4.1.9 Ophthalmology Department Budget Removal Costs:

Asbestos removal cost:	£ 126,120.00
Air monitoring cost:	£ 3,540.00
Management costs:	£ 12,950.00
<b>Total Estimated Costs:</b>	<b>£ 142,520.00</b>

**Please note that these costs do not include for the provision of power, water or welfare facilities.**

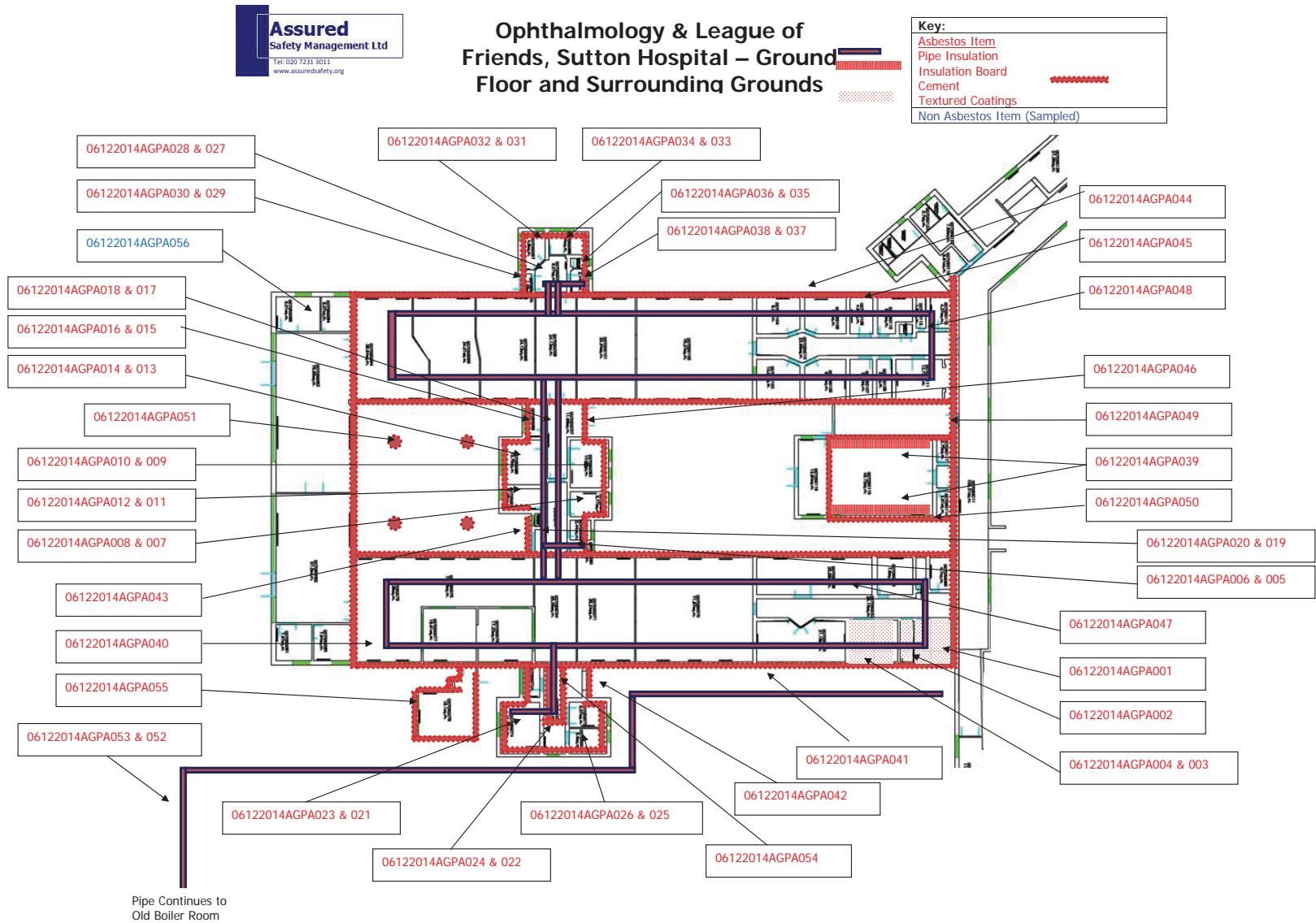
## Section 5

### Annotated Plans

## Annotated Plans

### Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – ONE
  - 1 Ophthalmology Department & League of Friends, Sutton Hospital Ground Floor and Surrounding Grounds.



## Section 6 Site Information

## Site Information

### Ophthalmology & League of Friends - Summary

- 6.1.1 Please note the Ophthalmology Department, League of Friends, Toilets and Covered Walkway are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend.
- 6.1.2 Ophthalmology Department:
- 6.1.3 The Ophthalmology Department is constructed of two parallel buildings joined in the middle with a link corridor and extension to either side of the parallel buildings and an extension joining the two ends of the parallel buildings. There is also a waiting room located in between the parallel buildings linked with an extension into the left hand side building.
- 6.1.4 The original sections of the building are constructed from preformed concrete slabs and upright supports; the parallel sections have apex roofs and loft spaces and the link corridor and extensions have flat roofs with a raised section. The rear extension has a timber supported roof with non-asbestos slate tiles.
- 6.1.5 Internally the walls are a mixture of plasterboard, hardboard and brick. The services run from the loft spaces.
- 6.1.6 Roof and Loft Areas:
- 6.1.7 There are two lofts, located along the original length of the buildings. They have an asbestos cement roof with metal supports, recently painted externally and exposed within the lofts. The floor of the lofts is the original hardboard ceiling insulated with machine-made mineral fibre (MMM). A timber and hardboard walk way has been constructed in the right hand side loft to enable safe access to the water tanks. **Please note that this has been damaged and no longer provides a 'safe passage' to the tanks**. Asbestos lagged pipes run around both lofts. The insulation has been damaged overtime and debris is located within the MMM insulation.
- 6.1.8 During our inspection we noticed that although work was undertaken in the past few years to repair damage to the hardboard ceiling, many new breaches are present we believe from the introduction of new lights within the suspended ceiling. We **strongly recommend** that no access is permitted above the 'new' suspended ceiling as the contaminated roof void is visible through the numerous large holes.
- 6.1.9 The link corridor, side extensions and waiting room areas all have flat roofs, with a mixture of asbestos cement roof sheet and felt/bitumen coating. The flat roof areas to the link corridor and side extensions has asbestos cement ceiling panels and pipes lagged in asbestos thermal insulation layered between the external felt and expanding metal and plaster ceilings. It was not possible to determine the extent of these asbestos items as the building is still in occupation.
- 6.1.10 The rear extension is brick built and has an apex roof covered with non-asbestos tile and roofing felt on a timber support structure. The roof is insulated in MMM and pipes are lagged in foil faced MMM.

## Section 7 Advice on Managing Asbestos

- 6.1.11 League of Friends & Toilets & Covered Walkway:
- 6.1.12 The League of Friends and toilets are a small section of rooms located to the right of the Ophthalmology Department. They are single story flat roof buildings. The toilets have been refurbished. The survey was very limited in these areas due to their continued occupation.
- 6.1.13 The covered walkway links the Main Building [now blocked off and used as an office], League of Friends, Toilets, Ophthalmology Department, Lithotripsy and the Pharmacy/Bloods areas.
- 6.1.14 The enclosed walkway is a preformed concreted slab construction with a flat roof which the pipework from Lithotripsy Department plant room runs across. The pipework is lagged in MMMF with a felt or foil protection. The pipes have been weathered over time and the MMMF insulation has become exposed.
- 6.1.15 A section of asbestos cement soffit was identified between the Ophthalmology Buildings and the Toilets.

### Accessible Areas

#### General Access Notes

- 6.1.16 It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 6.1.17 Other areas not accessed due to the limitations of this form of survey may include:
- Normal 'no access' areas during a Demolition Survey (unless agreed with the client);**
- Shuttering inside pre-cast concrete floors.
  - Under pre-cast concrete floors.
  - **Areas still under normal occupation.**
  - Live electrical installations.
  - Operational heating equipment and machinery.
- 6.1.18 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.
- 6.1.19 **Please note these areas are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend. We strongly recommend that the destructive survey works are undertaken as soon as the building becomes vacant.**

## Introduction

- 7.1.1** This section of the report gives advice on how to manage the asbestos-containing materials detailed within this report. Recommendations made are based on current legislative requirements and best practice issued by the Health & Safety Executive.
- 7.1.2** No recommendations are made in this section regarding to any organisation's specific management plan, policy or procedure, these are outside the scope of this survey report.

### Legislative Background

- 7.1.3** Regulation 4 requires dutyholders to:
- take reasonable steps to find materials in premises likely to contain asbestos and to check their condition;
  - presume that materials contain asbestos unless there is strong evidence to suppose they do not;
  - make a written record of the location and condition of asbestos and presumed asbestos-containing materials (ACMs) and keep the record up to date;
  - assess the risk of the likelihood of anyone being exposed to these materials; and
  - prepare a plan to manage that risk and put it into effect to ensure that:
    - any material known or presumed to contain asbestos is kept in a good state of repair;
    - any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed; and
    - information on the location and condition of the material is given to anyone potentially at risk.
- 7.1.4** The dutyholder in this context is the person in control of maintenance activities in the non-domestic premises, whether that be the occupier or landlord, sub-lessor or managing agent. Where no such obligation exists, eg where there is no tenancy agreement or contract, or where the premises are unoccupied, then the regulations place the duty on the person in control of the premises to comply with this regulation.
- 7.1.5** This survey report will help you conform to sections a, b, c and part of d above.

### Dutyholder's Responsibilities

- 7.1.6** During the inspection, Assured Safety Management has undertaken a quantifiable assessment of the risk of fibre release using the material assessment algorithm as detailed in HSG264 which takes into account important factors relating to the item. The detail of this material assessment is detailed in the enclosed Data Sheets (see appendices).
- 7.1.7** To fully manage ACMs a second assessment (priority assessment) which considers the likelihood of the ACM actually being disturbed and exposing your employees or others needs to be completed with input from the dutyholder who has the knowledge of what takes place in their workplace.
- 7.1.8** The material assessment score for each ACM is added to the priority assessment score for each ACM which will provide the risk assessment score for each ACM. The risk

assessment scores will then need to be ranked, the higher the number the more urgency the ACMs requires. This assessment process does not inform you what action is required on ACMs, see Management Options below.

- 7.1.9** Risk ratings and recommended actions provided by Assured Safety Management are based on information available at the time of the survey. **Where details alter after the inspection has taken place, for example changing the use of a room, affected ACMs must be reassessed.**
- 7.1.10** Further details on the material and priority assessments are given in the Appendices under 'Method of Risk Assessment'.

### Management Options

- 7.1.11** Once the ACMs have been prioritised using the assessments above, some may require immediate action. This is not the full management plan, but options for dealing with the ACMs. The paragraphs below presents measures which will be needed in all cases where ACMs are present, and further options for managing the condition of your ACMs. The following advice is provided from HSG227 'A comprehensive guide to Managing Asbestos in premises'.

#### Measures needed in all cases where ACMs are present

- communicate with employees, contractors and others
- monitor the condition of the ACM
- put a safe system of work in place

#### Communicating with employees, contractors and others

- 7.1.12** It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of your ACMs. Employees and others should be made aware of the location of any ACMs in the buildings they work in **if they are liable to disturb them. This is particularly important for maintenance workers who may directly disturb ACMs while working.** Means of communicating with contractors who come on site to carry out work must also be set up to prevent them from disturbing ACMs without taking proper precautions.

#### Monitor the ACMs

- 7.1.13** ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. If they are left in place, the condition of the ACMs will have to be monitored regularly and the results recorded. When the condition of the ACM starts to deteriorate, remedial action can be taken. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but would not be expected to be more than 12 months in most cases. ACMs in remote locations, with little or no routine activity, can be inspected infrequently. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

#### Safe System of Work

- 7.1.14** You need to have a system in place to control any maintenance or building work on the fabric of your building. This may take one of several forms, depending on the size and complexity of the organisation, for example:
- in a small organisation, one person can be nominated to control all work carried out by in-house maintenance workers and all contractors;
  - limit the number of contractors who work on your premises to one or two who are familiar with the buildings and procedures in use in your organisation;



- c. the maintenance or safety department may be charged with ensuring that information regarding the presence of ACMs or presumed ACMs is passed on to contractors who come onto your premises;
- d. a formal, written safe system of work incorporating permits-to-work may be used to control maintenance workers and contractors alike. This is most likely to be necessary in larger organisations where it is difficult for one person to maintain control over the number of contractors on site. It provides a framework for those controlling the contractors.

**7.1.15** In this report we have provided with our recommendations based on experience and best practice, these will normally involve one of the following.

**Options for managing the condition of your ACMs**

- protect/enclose the ACM
- seal/encapsulate the ACM
- repair the ACM
- remove the ACM

**Protect or enclose the ACM**

**7.1.16** Protecting ACMs means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves the erection of a barrier around it, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material. This will involve sealing the edges and corners of the barrier. Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage. Potential problems for the future should be borne in mind when choosing this option.

**Seal or encapsulate the ACM**

**7.1.17** There are two types of encapsulants: bridging encapsulants which form a durable layer adhering to the surface of the ACM (not suitable for use on friable ACMs such as insulation or sprayed coatings) and penetrating encapsulants which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination.

**Repairing the ACM**

**7.1.18** To be readily repairable, the damage must be slight, therefore repair should be restricted to patching/sealing small areas and making good slight damage to enclosures which are protecting ACMs. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material.

**Removing the ACM**

**7.1.19** Where ACMs have been identified and are not in good condition, or are in a vulnerable position and liable to damage, the options discussed in the above paragraphs should be explored first. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors, unless of course the ACM is asbestos cement or other highly bonded materials not covered by the scope licensing requirements of CAR 2012.

**7.1.20** Where remedial action is required for ACMs, such action should be taken at the earliest opportunity so as to minimise potential health risks. It should also form part of a structured Asbestos Management Plan. These items will be either damaged or liable (by virtue of location or material type) to be damaged in normal occupation or maintenance

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

**Work with ACMs**

**7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

**Licensable Work**

**7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.

**7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.

**7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.

**7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

**Non-Licensable Work**

**7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:

- i. Wetting of the materials before removal
- ii. Preventing unauthorised persons from entering the work area

**7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.

**7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.

#### Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.

- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

#### Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

#### Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.

#### Larger Scale Projects

- 7.1.36** The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

## Section 8

### Limitations and Restrictions

## Limitations and Restrictions

### Introduction

- 8.1.1 For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2 This survey report details the findings of Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3 **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4 Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5 The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6 Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7 The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8 No report has been made upon concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 8.1.9 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

## Sampling

- 8.1.10 Bulk samples have been taken from all materials, which upon visual inspection, appeared likely to contain asbestos and from materials which are commonly mistaken for asbestos containing materials.
- 8.1.11 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

## General Limitations

- 8.1.12 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - Materials may be hidden or obscured by other items or cover finishes i.e. over boarding, disguising etc. Where this is the case then its detection can sometimes be impaired, however concerted efforts will be made with the client at the project planning stage to discuss any limitations which may be imposed on the inspection. Any limitations will be agreed between ASM and the client prior to the commencement of the inspection.
  - Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or other i.e. working operatives, sensitive location or just simply no access. It may be necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
  - Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work, etc Act 1974 for both themselves and others.
  - In the building where asbestos has 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 survey should be treated with caution and sampled accordingly.
  - Certain materials contain asbestos to varying degrees and some may be less contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
  - Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be per his instructions and guidance at that time.
  - Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

## Section 9 Appendices

## Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

### Notes on Appendices

#### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

#### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

#### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

#### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including: photographs, location, extent, material type and risk assessment.

#### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

#### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).

## Appendix A Register of Asbestos

Pages of Registers – 10 pages

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G003, Ceiling	12sq. m	Textured Coating	Identified	Textured Coating, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA001 Refer To: C057/10021999/AGR 5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G063, Ceiling	6sq. m	Textured Coating	Identified	Textured Coating, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA002 Refer To: C057/10021999/AGR 5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G064, Ceiling	6sq. m	Textured Coating	Identified	Textured Coating, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA003 Refer To: C057/10021999/AGR 5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G064A, Ceiling	6sq. m	Textured Coating	Identified	Textured Coating, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA004 Refer To: C057/10021999/AGR 5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G090, Ceiling Void, Horizontal Pipe	3m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA005 A002/06122014/AGP 7</div>
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G090, Ceiling Void, above suspended ceiling	1sq. m	Ceiling Panel	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA006 A001/06122014/AGP 5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G092, Ceiling Void, Horizontal Pipe	5m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA007 Refer To: A002/06122014/AGP 7</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G092, Ceiling Void, above suspended ceiling	6sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA008 Refer To: A001/06122014/AGP 5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G093, Ceiling Void, Horizontal Pipe	5m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA009 Refer To: A002/06122014/AGP 7</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G093, Ceiling Void, above suspended ceiling	10sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA010 Refer To: A001/06122014/AGP 5</div>
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:						
Internal Occupied, Ground Floor, Room 00705G087, Ceiling Void, Horizontal Pipe	2m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>06122014AGPA011</td></tr><tr><td>Sample Number</td><td>Refer To: A002/06122014/AGP</td></tr><tr><td>Material Assessment</td><td>7</td></tr></table>	Finding Code	06122014AGPA011	Sample Number	Refer To: A002/06122014/AGP	Material Assessment	7
Finding Code	06122014AGPA011											
Sample Number	Refer To: A002/06122014/AGP											
Material Assessment	7											
Action taken:			Date:									
Internal Occupied, Ground Floor, Room 00705G087, Ceiling Void, above suspended ceiling	5sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>06122014AGPA012</td></tr><tr><td>Sample Number</td><td>Refer To: A001/06122014/AGP</td></tr><tr><td>Material Assessment</td><td>5</td></tr></table>	Finding Code	06122014AGPA012	Sample Number	Refer To: A001/06122014/AGP	Material Assessment	5
Finding Code	06122014AGPA012											
Sample Number	Refer To: A001/06122014/AGP											
Material Assessment	5											
Action taken:			Date:									
Internal Occupied, Ground Floor, Room 00705G088, Ceiling Void, Horizontal Pipe	1m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>06122014AGPA013</td></tr><tr><td>Sample Number</td><td>Refer To: A002/06122014/AGP</td></tr><tr><td>Material Assessment</td><td>7</td></tr></table>	Finding Code	06122014AGPA013	Sample Number	Refer To: A002/06122014/AGP	Material Assessment	7
Finding Code	06122014AGPA013											
Sample Number	Refer To: A002/06122014/AGP											
Material Assessment	7											
Action taken:			Date:									
Internal Occupied, Ground Floor, Room 00705G088, Ceiling Void, above suspended ceiling	1sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>06122014AGPA014</td></tr><tr><td>Sample Number</td><td>Refer To: A001/06122014/AGP</td></tr><tr><td>Material Assessment</td><td>5</td></tr></table>	Finding Code	06122014AGPA014	Sample Number	Refer To: A001/06122014/AGP	Material Assessment	5
Finding Code	06122014AGPA014											
Sample Number	Refer To: A001/06122014/AGP											
Material Assessment	5											
Action taken:			Date:									
Internal Occupied, Ground Floor, Room 00705G089, Ceiling Void, Horizontal Pipe	1m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<table><tr><td>Finding Code</td><td>06122014AGPA015</td></tr><tr><td>Sample Number</td><td>Refer To: A002/06122014/AGP</td></tr><tr><td>Material Assessment</td><td>7</td></tr></table>	Finding Code	06122014AGPA015	Sample Number	Refer To: A002/06122014/AGP	Material Assessment	7
Finding Code	06122014AGPA015											
Sample Number	Refer To: A002/06122014/AGP											
Material Assessment	7											
Action taken:			Date:									

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G089, Ceiling Void, above suspended ceiling	3sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>06122014AGPA016 Refer To: A001/06122014/AGP</div> <div>Material Assessment</div> <div>5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G007, Ceiling Void, Horizontal Pipe	3m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>06122014AGPA017 Refer To: A002/06122014/AGP</div> <div>Material Assessment</div> <div>7</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G007, Ceiling Void, above suspended ceiling	11sq. m	Ceiling Panel	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>06122014AGPA018 Refer To: A001/06122014/AGP</div> <div>Material Assessment</div> <div>5</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G086, Ceiling Void, Horizontal Pipe	1m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>06122014AGPA019 Refer To: A002/06122014/AGP</div> <div>Material Assessment</div> <div>7</div>
Action taken:			Date:			
Internal Occupied, Ground Floor, Room 00705G086, Ceiling Void, above suspended ceiling	1sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number</div> <div>06122014AGPA020 Refer To: A001/06122014/AGP</div> <div>Material Assessment</div> <div>5</div>
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G074, Ceiling Void, Horizontal Pipe	4m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA021 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G005, Ceiling Void, Horizontal Pipe	5m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA022 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G074, Ceiling Void, above suspended ceiling	11.5sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA023 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G005, Ceiling Void, above suspended ceiling	14sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA024 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G072/073, Ceiling Void, Horizontal Pipe	5m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA025 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G072/073, Ceiling Void, above suspended ceiling	11sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA026 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G009, Ceiling Void, Horizontal Pipe	3m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA027 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G009, Ceiling Void, above suspended ceiling	6sq. m	Ceiling Panel	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA028 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G097a, Ceiling Void, Horizontal Pipe	1m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA029 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G097a, Ceiling Void, above suspended ceiling	1sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA030 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			



**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G097, Ceiling Void, Horizontal Pipe	1m	Thermal Insulation to Pipework	Strongly Presumed	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA031 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G097, Ceiling Void, above suspended ceiling	5sq. m	Ceiling Panel	Strongly Presumed	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA032 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G098, Ceiling Void, Horizontal Pipe	2m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA033 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G098, Ceiling Void, above suspended ceiling	5sq. m	Ceiling Panel	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA034 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G099, Ceiling Void, Horizontal Pipe	1m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA035 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			

Page 7 of 12  
Appendix A

**REGISTER OF ASBESTOS FOR:**  
(Presumed, Strongly Presumed, Identified)

**OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Room 00705G099, Ceiling Void, above suspended ceiling	1sq. m	Ceiling Panel	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA036 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G100, Ceiling Void, Horizontal Pipe	2m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA037 Refer To: A002/06122014/AGP 7</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G100, Ceiling Void, above suspended ceiling	2.5sq. m	Ceiling Panel	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA038 Refer To: A001/06122014/AGP 4</div>
<b>Action taken:</b>			<b>Date:</b>			
Internal Occupied, Ground Floor, Room 00705G116, Wall	60sq. m	Lining Panels	Identified	Insulating Board, Amosite & Chrysotile, Accessible, below head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA039 Refer To: A002/19032011/AGP 6</div>
<b>Action taken:</b>			<b>Date:</b>			
External, Ground Floor, Left Hand Side Building, Roof	450sq. m	Profiled Sheets and Ridge Tiles	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> <div>06122014AGPA040 Refer To: C022 &amp; C023/10021999/AGR 4</div>
<b>Action taken:</b>			<b>Date:</b>			

Page 8 of 12  
Appendix A

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, Ground Floor, Left Hand Side Building, Roof	70m	Soffit Board	Identified	Cement, Amosite (brown), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA041 Refer To: C002 & C004/11021999/AGR 5
Action taken:			Date:			
External, Ground Floor, LHS Building, Door to Room 00705GC05	5sq. m	Door Canopy Lining Panels	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA042 Refer To: C006 & C007/11021999/AGR 4
Action taken:			Date:			
External, Ground Floor, LHS Building, Door to Room 00705GC06	5sq. m	Door Canopy Lining Panels	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA043 Refer To: C006 & C007/11021999/AGR 4
Action taken:			Date:			
External, Ground Floor, Right Hand Side Building, Roof	450sq. m	Profiled Sheets and Ridge Tiles	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA044 Refer To: C022 & C023/10021999/AGR 4
Action taken:			Date:			
External, Ground Floor, Right Hand Side Building, Roof	70m	Soffit Board	Identified	Cement, Amosite (brown), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA045 Refer To: C002 & C004/11021999/AGR 5
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, Ground Floor, RHS Building, Door to Room 00705GC07	5sq. m	Door Canopy Lining Panels	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA046 Refer To: C006 & C007/11021999/AGR 4
Action taken:			Date:			
Internal Occupied, Ground Floor, Left Hand Side Building, Loft, Pipework x2	0m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA047 Refer To: C025 & C035/10021999/AGR 9
Action taken:			Date:			
Internal Occupied, Ground Floor, Right Hand Side Building, Loft, Pipework x4	0m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Crocidolite, Amosite & Chrysotile, Accessible, but above head height, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA048 Refer To: C002, C008, C012 & C019/10021999/AGR 9
Action taken:			Date:			
External, Ground Floor, Covered Walkway to front of Department, Corridor 00705G011, Flat Roof	25sq. m	Soffit Board	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA049 A003/06122014/AGP 4
Action taken:			Date:			
External, Ground Floor, Room 00705G116, Roof	45sq. m	Profiled Sheets	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 06122014AGPA050 Refer To: C022 & C023/10021999/AGR 4
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:	
External, Ground Floor, Rear Court Yard	4no.	Flower Pots	Identified	Cement, Chrysotile (white), Accessible, below head height, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	06122014AGPA051 Refer To: C022 & C023/10021999/AGR 5
Action taken:			Date:				
External, Ground Floor, Grounds Outside Department Between Ophthalmology & Lithotripsy, Service Duct Running to Old Boiler Room, Pipes x2	100m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Chrysotile (white), Inaccessible, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	06122014AGPA052 Refer To: E002, E003 & E004/10021999/AGR 7
Action taken:			Date:				
External, Ground Floor, Grounds Outside Department Between Ophthalmology & Lithotripsy, Service Duct Running to Old Boiler Room, Pipes x2	150m	Thermal Insulation to Pipework	Identified	Thermal Insulation, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	06122014AGPA053 Refer To: A005/06122014/AGP 7
Action taken:			Date:				
External, Ground Floor, Corridor 00705GC05, Roof	5sq. m	Profiled Sheets	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	06122014AGPA054 Refer To: C022 & C023/10021999/AGR 5
Action taken:			Date:				

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:	
External, Ground Floor, Room 00705G075, Roof	20sq. m	Profiled Sheets	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	Finding Code Sample Number Material Assessment	06122014AGPA055 Refer To: C022 & C023/10021999/AGR 4
Action taken:			Date:				

# Appendix B

## Register of Non Asbestos

Pages of Registers – One page

REGISTER OF NON-ASBESTOS FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:
External, Ground Floor, Rooms 00705G080 to 00705G085; Roof	160sq. m	Artificial Slate Tiles	Cement, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 06122014AGPA056 Refer To:

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# Appendix C

## Register of No Access Gained

Pages of Registers - None

# Appendix D

## Data Sheet Register

Pages of Registers – Fifty Six

SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA001	Item	Textured Coating			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705GC03, Ceiling	12sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Textured Coating	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA002	Item	Textured Coating			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G063, Ceiling	6sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Textured Coating	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA003		Item	Textured Coating		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G064, Ceiling	6sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Textured Coating	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA004		Item	Textured Coating		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G064A, Ceiling	6sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Textured Coating	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA005		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G090, Ceiling Void, Horizontal Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA006	Item	Ceiling Panel			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G090, Ceiling Void, above suspended ceiling	1sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA007		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G092, Ceiling Void, Horizontal Pipe		5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA008	Item	Ceiling Panel			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G092, Ceiling Void, above suspended ceiling	6sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA009		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G093, Ceiling Void, Horizontal Pipe		5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA010		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G093, Ceiling Void, above suspended ceiling		10sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			

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SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA011		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G087, Ceiling Void, Horizontal Pipe		2m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

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SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA012	Item	Ceiling Panel			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G087, Ceiling Void, above suspended ceiling	5sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA013		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G088, Ceiling Void, Horizontal Pipe		1m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA014		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G088, Ceiling Void, above suspended ceiling		1sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA015		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G089, Ceiling Void, Horizontal Pipe		1m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA016	Item		Ceiling Panel		
	Recommendations		Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G089, Ceiling Void, above suspended ceiling	3sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo





SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA017	Item	Thermal Insulation to Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705GC07, Ceiling Void, Horizontal Pipe	3m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA018	Item	Ceiling Panel			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705GC07, Ceiling Void, above suspended ceiling	11sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA019		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G086, Ceiling Void, Horizontal Pipe		1m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA020	Item	Ceiling Panel			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Room 00705G086, Ceiling Void, above suspended ceiling	1sq.m	Strongly Presumed	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA021		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G074, Ceiling Void, Horizontal Pipe		4m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA022		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705GC05, Ceiling Void, Horizontal Pipe		5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA023		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G074, Ceiling Void, above suspended ceiling		11.5sq. m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA024		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705GC05, Ceiling Void, above suspended ceiling		14sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA025		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G072/073, Ceiling Void, Horizontal Pipe		5m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA026		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G072/073, Ceiling Void, above suspended ceiling		11sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA027		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705GC09, Ceiling Void, Horizontal Pipe		3m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA028		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705GC09, Ceiling Void, above suspended ceiling		6sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA029		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G097a, Ceiling Void, Horizontal Pipe		1m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

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SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA030		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G097a, Ceiling Void, above suspended ceiling		1sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA031		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G097, Ceiling Void, Horizontal Pipe		1m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			

Representative Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA032		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G097, Ceiling Void, above suspended ceiling		5sq.m	Strongly Presumed
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			

Representative Photo





SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA033		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G098, Ceiling Void, Horizontal Pipe		2m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA034		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G0098, Ceiling Void, above suspended ceiling		5sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA035		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G099, Ceiling Void, Horizontal Pipe		1m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA036		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G099, Ceiling Void, above suspended ceiling		1sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA037		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G100, Ceiling Void, Horizontal Pipe		2m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA038		Item	Ceiling Panel		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G100, Ceiling Void, above suspended ceiling		2.5sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA039		Item	Lining Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Room 00705G116, Wall		60sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Insulating Board	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, below head height	Enclosed	6
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA040		Item	Profiled Sheets and Ridge Tiles		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Left Hand Side Building, Roof		450sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA041		Item Soffit Board	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Left Hand Side Building, Roof	70m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite (brown)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA042		Item Door Canopy Lining Panels	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	LHS Building, Door to Room 00705GC05	5sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA043		Item	Door Canopy Lining Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	LHS Building, Door to Room 00705GC06		5sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA044		Item	Profiled Sheets and Ridge Tiles		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Right Hand Side Building, Roof		450sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA045		Item	Soffit Board		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Right Hand Side Building, Roof		70m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite (brown)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA046		Item	Door Canopy Lining Panels		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	RHS Building, Door to Room 00705GC07		5sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Reprehensive Photo



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA047	Item	Thermal Insulation to Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Left Hand Side Building, Loft, Pipework x2	0m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA048	Item	Thermal Insulation to Pipework			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
Internal Occupied	Ground Floor	Right Hand Side Building, Loft, Pipework x4	0m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Crocidolite, Amosite & Chrysotile	Medium Damage: Significant breakage of materials	Accessible, but above head height	Enclosed	9
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			





SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA049		Item	Soffit Board		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Covered Walkway to front of Department, Corridor 00705G011, Flat Roof		25sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA050	Item	Profiled Sheets			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Room 00705G116, Roof	45sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA051		Item Flower Pots	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Rear Court Yard	4no.	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, below head height	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA052		Item Thermal Insulation to Pipework	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Grounds Outside Department Between Ophthalmology & Lithotripsy, Service Duct Running to Old Boiler Room, Pipes x2	100m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Chrysotile (white)	Medium Damage: Significant breakage of materials	Inaccessible	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA053		Item	Thermal Insulation to Pipework		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Grounds Outside Department Between Ophthalmology & Lithotripsy, Service Duct Running to Old Boiler Room, Pipes x2		150m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Chrysotile (white)	Medium Damage: Significant breakage of materials	Accessible, but in restricted access areas	Enclosed	7
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D

SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA054		Item	Profiled Sheets		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Corridor 00705GC05, Roof		5sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix D



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA055	Item	Profiled Sheets			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Room 00705G075, Roof	20sq.m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

OPHTHALMOLOGY, Sutton Hospital, Cotswold Road,  
Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 06122014AGPA056		Item	Artificial Slate Tiles		
		Recommendations	No Action Required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Rooms 00705G080 to 00705G085; Roof		160sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible , but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



# Appendix E

## Determination of Asbestos Type

Report Number  
ALS/J001923 v2 (one page)

Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ  
  
Tel: 01993 868836  
Fax: 01993 869090  
www.asbestoslab.co.uk



### CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J001923 V2

Client	Assured Safety Management Ltd	Attention	Nathan Williams
Client Address	Unit K107, Tower Bridge Business Complex, 100 Clements Road, London, SE16 4DG		
Site Address	Eye Unit, Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 5NF		
Site Ref	1727	No. of Samples	5

Date Received	09/12/2014	Date of Analysis	09/12/2014	Report Issue Date	19/12/2014
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TP563 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.  
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS008062	A001/06122014/AGP	Room 00705G090 Ceiling Void	Panel	Chrysotile
BS008063	A002/06122014/AGP	Room 00705G090 Ceiling Void	Pipe Insulation	Amosite + Crocidolite
BS008064	A003/06122014/AGP	Main Corridor 00705GC11	Soffit Board	Chrysotile
BS008065	A004/06122014/AGP	Room 00705G082	Roof Tile	N.A.D.I.S
BS008066	A005/06122014/AGP	Redundant Boiler Room, Exposed Section	Redundant Heating Pipe, Insulation	Chrysotile + Amosite

KEY  
NADIS - No Asbestos Detected in Sample  
Note: All samples will be retained for a minimum of six months.

Analysed By	Daniel Hollinshead
Analyst Signatory	

Approved By	Wai-fung Kuet
Approver Signatory	

ALS14A  
Issued by: Quality Manager

Page 1 of 1

Issue Date: 21/11/2014  
Issue No. 3

# Appendix F Glossary

## Glossary

Item	Meaning
Duty Holder	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
Enclosure	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
Encapsulation	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
Labelling	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
Registering	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Periodic Inspection	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
Repair	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
Removal	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
Manage	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

# Appendix G

## Method of Risk Assessment

## Method of Risk Assessment

### Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

## Appendix H

### Guidance on Relevant Legislation

## Guidance on Relevant Legislation

### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

**The most important of these are listed below:**

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

**Lists of publications by the HSE can be found at:** [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):

Tel: 0870 600 5522

Fax: 0870 600 5533

Website: [www.tso.co.uk](http://www.tso.co.uk)

Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books

PO Box 1999

SUDBURY

Suffolk

CO10 2WA

Tel: 01787 881165

Fax: 01787 313995

Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)

## Appendix I Asbestos Materials in Buildings

# Asbestos Materials in Buildings

## Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

### 1. Sprayed Coating

This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.

### 2. Thermal Insulation

Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.

### 3. Asbestos Insulating Board

Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.

### 4. Asbestos Cement Products

Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.

### 5. Ropes, Yarns and Cloths

High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal or fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.

### 6. Millboard, Paper and Paper Products

Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.

### 7. Bitumen Felts and Coatings

May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

### 8. Reinforced Plastics, Floor Tiles and Flooring Linoleum

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

### 9. Paints and Textured Coatings or 'Artex'

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

### 10. Mastics, Sealants, Putties and Adhesives

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.



## Appendix J

### Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

## Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

## Appendix K Methodology for Inspection & Surveying

## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.
  - d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.
10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
  - a) For sprayed coatings, one sample per 10 - 15 m2 or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m2 should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

### END OF REPORT

[D15 | version 5 | 07/03/12 | Issued by: Quality Manager]

**Assured**  
Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**BACK CARE,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom & St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S5-AGP

**Report Date:** 19<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG  
Tel: 020 7231 3011  
www.assuredsafety.org



**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	10
5	Annotated Plans	12
6	Site Information	15
7	Advice on Managing Asbestos	17
8	Limitations & Restrictions	24
9	Appendices	27

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**

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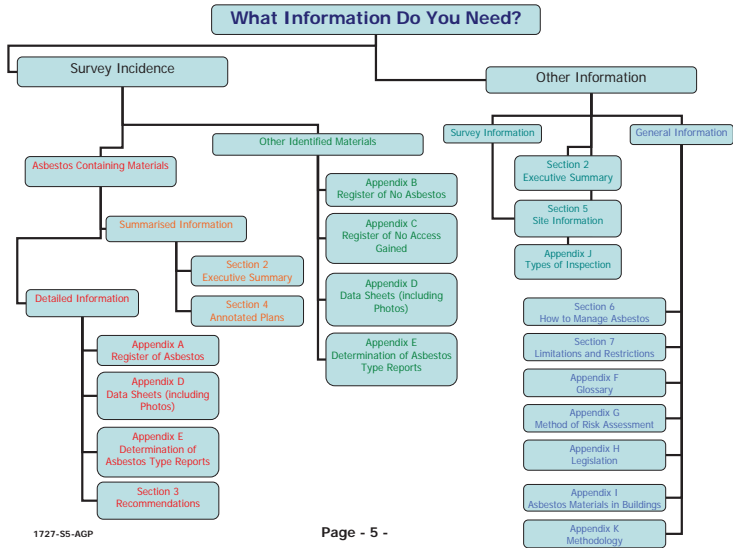
# Section 1

## How to use this Survey Document

### Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

## Section 2 Introduction



## Introduction

- 2.1.1 This report contains the findings of a **Demolition Survey** for Asbestos-Containing Materials (ACM), carried out at BACK CARE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF. A standard definition of the survey scope can be found in the Appendices, under 'Forms of Inspection'.
- 2.1.2 Assured Safety Management was instructed by Chris Wainwright of Epsom & St Helier University Hospitals NHS Trust, 2nd Floor Ferguson House, St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA.
- 2.1.3 The inspection was undertaken by Nathan Williams (lead surveyor) and Alan Geddes (assistant surveyor) on 12<sup>th</sup> December 2014.
- 2.1.4 HSG 264 Asbestos: The surveyors guide states that a demolition 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. The guide recognises that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 2.1.5 The purpose of the inspection was to determine the presence, extent and condition of asbestos containing materials throughout the building prior to the demolition of the site.
- 2.1.6 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**

## Section 3 Executive Summary



## Executive Summary

### 3.1.1 Asbestos cement items were identified at Back Care:

- 3.1.2 The rainwater guttering and downpipes to the property are all asbestos cement. There is also a redundant asbestos cement flue which is only located externally at high level, it does not appear within the property.



### 3.1.3 Items sampled for asbestos which proved not to contain asbestos:

- 3.1.4 The bitumen covering to the flat roof is visually the same as the material identified on the Main Building. This coating proved not to contain asbestos fibre.



### 3.1.5 A summary's findings by floor are listed below:

#### Roof and externals:

- Asbestos cement guttering [approx. 70m]
- Asbestos cement down pipes [approx. 18m]
- Asbestos cement flue pipe (external only) [approx 2.5m]

## Section 4 Recommendations

# Recommendations

## Introduction

- 4.1.1 The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2 To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

## Specific Recommendations

- 4.1.3 The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4 **Asbestos Cement** products can be removed under local restrictive conditions including a respirator zone. These cement items will not require notification to the HSE/local enforcing authority. An independent visual inspection will be required on completion of the removal. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works. These works will require the production of risk assessments and method statements and operatives will require appropriate asbestos training.
- 4.1.5 We strongly recommend that the removal works are undertaken prior to demolition and not in conjunction with it and that the works are closely managed as part of the site will remain occupied.
- 4.1.6 **Budget Removal Costs:**

Asbestos removal cost:	£ 3,355.00
Air monitoring cost:	£ 300.00
Management costs:	£ 365.50
Total Estimated Costs:	<b>£ 4,020.50</b>

Please note that these costs do not include for the provision of power, water or welfare facilities.

# Section 5 Annotated Plans

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# Annotated Plans

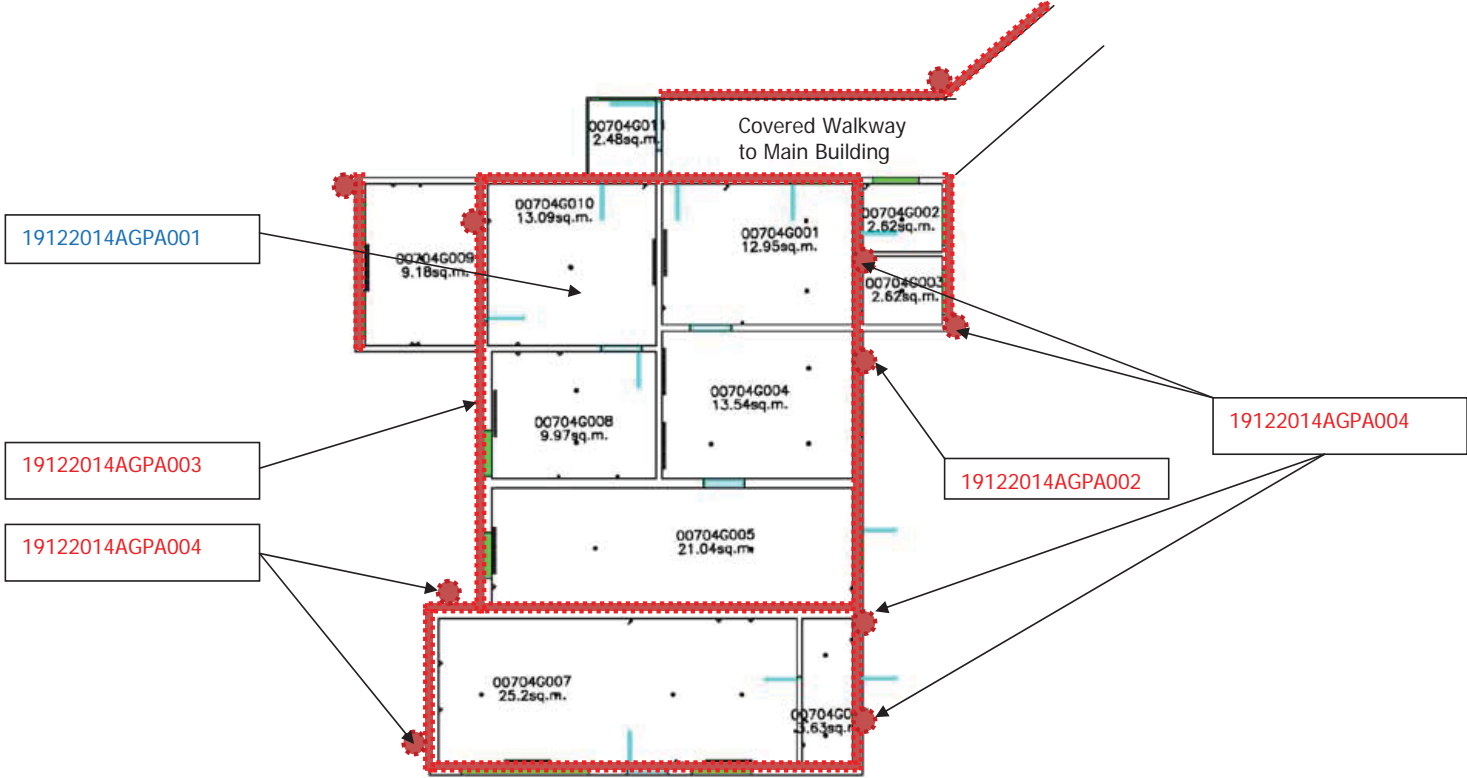
## Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – ONE
  - 1 Back Care, Sutton Hospital – Ground Floor



# Back Care, Sutton Hospital – Ground Floor

Key:	
Asbestos Item:	
Cement Guttering	-----
Cement Downpipe/Flue	⚙
Non Asbestos Item (Sampled)	



## Site Information

### Back Care - Summary

- 6.1.1 This building is located at the rear of the Main Building between Theatres and the old Day Ward. It has brick walls and a flat roof. The floors are concrete.
- 6.1.2 Roof and External Areas:
- 6.1.3 The roof is on two levels; both are flat and covered in a bitumen layer over stramit board to the lower level and concrete to the upper level. The roof is supported by timber frame under-drawn with plasterboard. The external rainwater goods are asbestos cement.
- 6.1.4 There is a brick housing surround the metal water tank which has been insulated with sawdust.
- 6.1.5 There is a timber constructed walkway linking the Back Care department to the Main Building.
- 6.1.6 Ground Floor Areas:
- 6.1.7 Back Care has been vacant for some time and the building is in a poor condition. The walls are brick internally plastered and the windows are timber framed. The floor is concrete with linoleum or carpet covering. The rooms are heated by wall mounted cast radiators with surface mounted pipework. No internal asbestos-containing materials were identified within the Back Care building.

### Accessible Areas

#### General Access Notes

- 6.1.8 It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 6.1.9 Other areas not accessed due to the limitations of this form of survey may include:
- Normal 'no access' areas during a Demolition Survey (unless agreed with the client);**
- Shuttering inside pre-cast concrete floors.
- 6.1.10 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.

## Section 7 Advice on Managing Asbestos

## Introduction

- 7.1.1** This section of the report gives advice on how to manage the asbestos-containing materials detailed within this report. Recommendations made are based on current legislative requirements and best practice issued by the Health & Safety Executive.
- 7.1.2** No recommendations are made in this section regarding to any organisation's specific management plan, policy or procedure, these are outside the scope of this survey report.

### Legislative Background

- 7.1.3** Regulation 4 requires dutyholders to:
- take reasonable steps to find materials in premises likely to contain asbestos and to check their condition;
  - presume that materials contain asbestos unless there is strong evidence to suppose they do not;
  - make a written record of the location and condition of asbestos and presumed asbestos-containing materials (ACMs) and keep the record up to date;
  - assess the risk of the likelihood of anyone being exposed to these materials; and
  - prepare a plan to manage that risk and put it into effect to ensure that:
    - any material known or presumed to contain asbestos is kept in a good state of repair;
    - any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed; and
    - information on the location and condition of the material is given to anyone potentially at risk.
- 7.1.4** The dutyholder in this context is the person in control of maintenance activities in the non-domestic premises, whether that be the occupier or landlord, sub-lessor or managing agent. Where no such obligation exists, eg where there is no tenancy agreement or contract, or where the premises are unoccupied, then the regulations place the duty on the person in control of the premises to comply with this regulation.
- 7.1.5** This survey report will help you conform to sections a, b, c and part of d above.

### Dutyholder's Responsibilities

- 7.1.6** During the inspection, Assured Safety Management has undertaken a quantifiable assessment of the risk of fibre release using the material assessment algorithm as detailed in HSG264 which takes into account important factors relating to the item. The detail of this material assessment is detailed in the enclosed Data Sheets (see appendices).
- 7.1.7** To fully manage ACMs a second assessment (priority assessment) which considers the likelihood of the ACM actually being disturbed and exposing your employees or others needs to be completed with input from the dutyholder who has the knowledge of what takes place in their workplace.
- 7.1.8** The material assessment score for each ACM is added to the priority assessment score for each ACM which will provide the risk assessment score for each ACM. The risk

assessment scores will then need to be ranked, the higher the number the more urgency the ACMs requires. This assessment process does not inform you what action is required on ACMs, see Management Options below.

- 7.1.9** Risk ratings and recommended actions provided by Assured Safety Management are based on information available at the time of the survey. **Where details alter after the inspection has taken place, for example changing the use of a room, affected ACMs must be reassessed.**
- 7.1.10** Further details on the material and priority assessments are given in the Appendices under 'Method of Risk Assessment'.

### Management Options

- 7.1.11** Once the ACMs have been prioritised using the assessments above, some may require immediate action. This is not the full management plan, but options for dealing with the ACMs. The paragraphs below presents measures which will be needed in all cases where ACMs are present, and further options for managing the condition of your ACMs. The following advice is provided from HSG227 'A comprehensive guide to Managing Asbestos in premises'.

#### Measures needed in all cases where ACMs are present

- communicate with employees, contractors and others
- monitor the condition of the ACM
- put a safe system of work in place

#### Communicating with employees, contractors and others

- 7.1.12** It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of your ACMs. Employees and others should be made aware of the location of any ACMs in the buildings they work in if they are liable to disturb them. **This is particularly important for maintenance workers who may directly disturb ACMs while working.** Means of communicating with contractors who come on site to carry out work must also be set up to prevent them from disturbing ACMs without taking proper precautions.

#### Monitor the ACMs

- 7.1.13** ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. If they are left in place, the condition of the ACMs will have to be monitored regularly and the results recorded. When the condition of the ACM starts to deteriorate, remedial action can be taken. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but would not be expected to be more than 12 months in most cases. ACMs in remote locations, with little or no routine activity, can be inspected infrequently. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

#### Safe System of Work

- 7.1.14** You need to have a system in place to control any maintenance or building work on the fabric of your building. This may take one of several forms, depending on the size and complexity of the organisation, for example:
- in a small organisation, one person can be nominated to control all work carried out by in-house maintenance workers and all contractors;
  - limit the number of contractors who work on your premises to one or two who are familiar with the buildings and procedures in use in your organisation;

- c. the maintenance or safety department may be charged with ensuring that information regarding the presence of ACMs or presumed ACMs is passed on to contractors who come onto your premises;
- d. a formal, written safe system of work incorporating permits-to-work may be used to control maintenance workers and contractors alike. This is most likely to be necessary in larger organisations where it is difficult for one person to maintain control over the number of contractors on site. It provides a framework for those controlling the contractors.

**7.1.15** In this report we have provided with our recommendations based on experience and best practice, these will normally involve one of the following.

**Options for managing the condition of your ACMs**

- protect/enclose the ACM
- seal/encapsulate the ACM
- repair the ACM
- remove the ACM

**Protect or enclose the ACM**

**7.1.16** Protecting ACMs means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves the erection of a barrier around it, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material. This will involve sealing the edges and corners of the barrier. Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage. Potential problems for the future should be borne in mind when choosing this option.

**Seal or encapsulate the ACM**

**7.1.17** There are two types of encapsulants: bridging encapsulants which form a durable layer adhering to the surface of the ACM (not suitable for use on friable ACMs such as insulation or sprayed coatings) and penetrating encapsulants which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination.

**Repairing the ACM**

**7.1.18** To be readily repairable, the damage must be slight, therefore repair should be restricted to patching/sealing small areas and making good slight damage to enclosures which are protecting ACMs. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material.

**Removing the ACM**

**7.1.19** Where ACMs have been identified and are not in good condition, or are in a vulnerable position and liable to damage, the options discussed in the above paragraphs should be explored first. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors, unless of course the ACM is asbestos cement or other highly bonded materials not covered by the scope licensing requirements of CAR 2012.

**7.1.20** Where remedial action is required for ACMs, such action should be taken at the earliest opportunity so as to minimise potential health risks. It should also form part of a structured Asbestos Management Plan. These items will be either damaged or liable (by virtue of location or material type) to be damaged in normal occupation or maintenance

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

**Work with ACMs**

**7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

**Licensable Work**

**7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.

**7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.

**7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.

**7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

**Non-Licensable Work**

**7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:

- i. Wetting of the materials before removal
- ii. Preventing unauthorised persons from entering the work area

**7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.

**7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.



#### Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.

- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

#### Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

#### Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.

#### Larger Scale Projects

- 7.1.36** The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

## Section 8

### Limitations and Restrictions

## Limitations and Restrictions

### Introduction

- 8.1.1 For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2 This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3 **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4 Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5 The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6 Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7 The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

### Sampling

- 8.1.9 Bulk samples have been taken from all materials, which upon visual inspection, appeared likely to contain asbestos and from materials which are commonly mistaken for asbestos containing materials.

- 8.1.10 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

**General Limitations**

- 8.1.11 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- a. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - b. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - c. Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

**Section 9  
Appendices**

## Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

### Notes on Appendices

#### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

#### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

#### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

#### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including: photographs, location, extent, material type and risk assessment.

#### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

#### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).

## Appendix A Register of Asbestos

Pages of Registers - One

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

BACK CARE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, Ground Floor, Wall to Room 00704G004, Flue Pipe (Pipe is redundant and external only)	2.5m	Flue Pipe	Identified	Cement, Chrysotile (white), Accessible, but above head height, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code: 12122014AGPA002</div> <div>Sample Number: Refer To: J012/20021999/AGR</div> <div>Material Assessment: 5</div>
Action taken:			Date:			
External, Ground Floor, Roof Level, Rain Water Guttering	70m	Guttering	Identified	Cement, Chrysotile (white), Accessible, but above head height, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code: 12122014AGPA003</div> <div>Sample Number: Refer To: J012/20021999/AGR</div> <div>Material Assessment: 5</div>
Action taken:			Date:			
External, Ground Floor, Roof Level, Rain Water Downpipes	18m	Downpipes	Identified	Cement, Chrysotile (white), Accessible, below head height, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code: 12122014AGPA004</div> <div>Sample Number: Refer To: J012/20021999/AGR</div> <div>Material Assessment: 5</div>
Action taken:			Date:			

Appendix B  
Register of Non Asbestos

Pages of Registers - One

REGISTER OF NON-ASBESTOS FOR:

BACK CARE, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Material Assessment:	References:
External, Ground Floor, Roof Covering to Back Care	130sq.m	Bitumen Cover to Roof	Bitumen, No Asbestos Detected, Accessible, but in restricted access areas, Enclosed	Finding Code Sample Number 12122014AGPA001 A005/12122014/NUW

Appendix C  
Register of No Access Gained

Pages of Registers - None

# Appendix D Data Sheet Register

Pages of Registers – Four

SURVEY DATA SHEET FOR:

BACK CARE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014AGPA001		Item	Bitumen Cover to Roof		
		Recommendations	No action required		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof Covering to Back Care		130sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Bitumen	No Asbestos Detected	Low Damage: a few scratches or surface marks	Accessible, but in restricted access areas	Enclosed	0
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

BACK CARE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014AGPA002	Item	Flue Pipe			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Wall to Room 00704G004, Flue Pipe [Pipe is redundant and external only]	2.5m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

BACK CARE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014AGPA003		Item	Guttering		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof Level, Rain Water Guttering		70m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



SURVEY DATA SHEET FOR:

BACK CARE, Sutton Hospital, Cotswold Road, Sutton,  
Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014AGPA004		Item	Downpipes		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Roof Level, Rain Water Downpipes		18m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, below head height	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		

Appendix E  
Determination of Asbestos Type

Pages of Report - Two  
Report: J024958 (Version 4)





Pennington Choices Ltd

Clan Works, 1A Howard Road, Bromley, Kent, BR1 3QJ  
Tel: 020 8290 5629 Fax: 020 8290 4443  
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk



**Report No :** J024958 Version 4  
**Client :** Assured Safety Management  
**Location :** Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 4NF  
**Samples Taken :** 14 December 2012  
**Sample Batch** 1-5  
**Client Ref:** 1727  
**Report Issued:** 19 December 2014

Sample No.	Source	Result	Material (see Note (3))
Sample 1	(A/001/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 2	(A/002/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 3	(A/003/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 4	(A/004/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 5	(A/005/12122014/NJW)Back care building - Roof covering	No Asbestos Detected	Bitumen



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**Test Method:** Polarised light microscopy; Dispersion staining, in accordance with HSG248

- Note (1):** PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.
- Note (2):** Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.
- Note (3):** Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

**ANALYST:**

Shweta Gupta

# Appendix F Glossary

## Glossary

Item	Meaning
Duty Holder	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
Enclosure	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
Encapsulation	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
Labelling	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
Registering	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Periodic Inspection	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
Repair	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
Removal	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
Manage	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

# Appendix G

## Method of Risk Assessment

## Method of Risk Assessment

### Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

## Appendix H

### Guidance on Relevant Legislation

## Guidance on Relevant Legislation

### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

**The most important of these are listed below:**

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

**Lists of publications by the HSE can be found at:** [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):  
Tel: 0870 600 5522  
Fax: 0870 600 5533  
Website: [www.tso.co.uk](http://www.tso.co.uk)  
Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books  
PO Box 1999  
SUDBURY  
Suffolk  
CO10 2WA

Tel: 01787 881165  
Fax: 01787 313995  
Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)

## Appendix I Asbestos Materials in Buildings

# Asbestos Materials in Buildings

## Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

### 1. Sprayed Coating

This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.

### 2. Thermal Insulation

Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.

### 3. Asbestos Insulating Board

Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.

### 4. Asbestos Cement Products

Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.

### 5. Ropes, Yarns and Cloths

High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal of fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.

### 6. Millboard, Paper and Paper Products

Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.

### 7. Bitumen Felts and Coatings

May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

### 8. Reinforced Plastics, Floor Tiles and Flooring Linoleum

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

### 9. Paints and Textured Coatings or 'Artex'

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

### 10. Mastics, Sealants, Putties and Adhesives

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.



## Appendix J

### Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

## Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

## Appendix K Methodology for Inspection & Surveying

## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

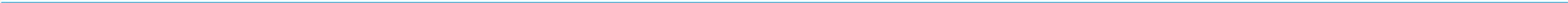
1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.

- d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.

10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
  - a) For sprayed coatings, one sample per 10 - 15 m2 or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m2 should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

### END OF REPORT

[D15 | version 5 | 07/03/12 | Issued by: Quality Manager]



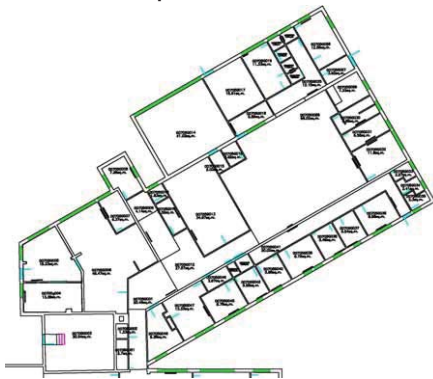
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Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**PHARMACY/BLOODS/COPE/CFS BUILDING,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom & St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S6-AGP

**Report Date:** 19<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG  
Tel: 020 7231 3011  
www.assuredsafety.org



**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	11
5	Annotated Plans	14
6	Site Information	17
7	Advice on Managing Asbestos	20
8	Limitations & Restrictions	27
9	Appendices	30

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**

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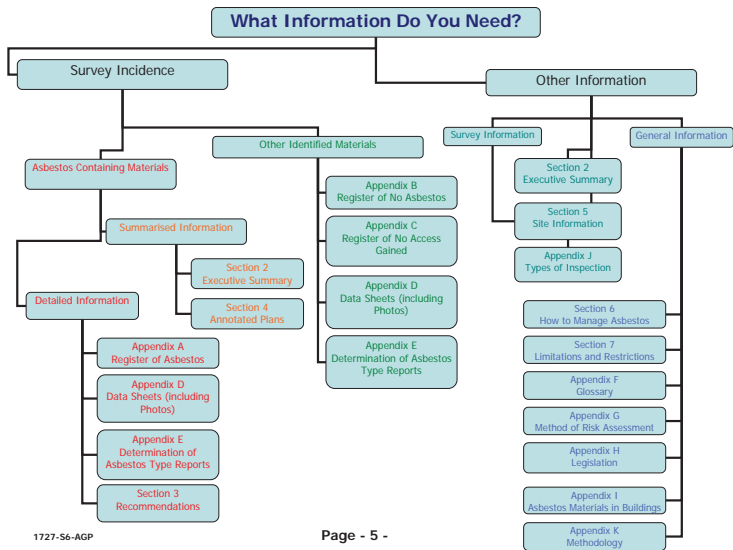
# Section 1

## How to use this Survey Document

### Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

# Section 2 Introduction



# Introduction

- 2.1.1 This report contains the findings of a **Demolition Survey** for Asbestos-Containing Materials (ACM), carried out at PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF. A standard definition of the survey scope can be found in the Appendices, under 'Forms of Inspection'.
- 2.1.2 Assured Safety Management was instructed by Chris Wainwright of Epsom & St Helier University Hospitals NHS Trust, 2nd Floor Ferguson House, St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA.
- 2.1.3 The inspection was undertaken by Nathan Williams (lead surveyor) and Alan Geddes (assistant surveyor) on 12<sup>th</sup> December 2014.
- 2.1.4 HSG 264 Asbestos: The surveyors guide states that a demolition 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. The guide recognises that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 2.1.5 The purpose of the inspection was to determine the presence, extent and condition of asbestos containing materials throughout the building prior to the demolition of the site.
- 2.1.6 Please note these areas are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend. We strongly recommend that the destructive survey works are undertaken as soon as the building becomes vacant.
- 2.1.7 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**

# Section 3 Executive Summary



## Executive Summary

### 3.1.1 Asbestos thermal insulation was identified in Pharmacy/Bloods Building:

3.1.2 The boiler room is accessed externally has a number of old pipes lagged in machine-made mineral fibre (MMMf) and a canvas wrap. Asbestos thermal insulation residue was identified below on the metal pipes.

3.1.3 The tank room located above the boiler room has asbestos thermal insulation residue on the walls.



### 3.1.4 Asbestos cement items were identified in Pharmacy/Bloods Building:

3.1.5 Asbestos cement roof sheets and ridge tiles have been used throughout this department, on the apex roof areas. Asbestos cement guttering is located on the flat roof areas.

3.1.6 A small section of asbestos cement debris is located behind a boarded –up window between the glass and adjacent plasterboard wall.



### 3.1.7 A summary's findings by floor are listed below:

#### Roof and Loft:

- Asbestos cement roof sheets [approx. 240m<sup>2</sup>] and ridge tiles [approx. 25m] including soffit [approx. 35m] guttering.

#### Ground Floor:

- Boiler room has asbestos debris on walls the room [approx. 31m<sup>2</sup>]
- Boiler room has asbestos residue on pipework below canvas and MMMf [approx. 30m]
- Tank room above boiler room asbestos debris on walls (plant is clean) [approx. 25m<sup>2</sup>]
- Partition wall has asbestos cement debris within wall void [approx. 1m<sup>2</sup>]

## Section 4 Recommendations

## Recommendations

### Introduction

- 4.1.1 The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2 To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

### Specific Recommendations

- 4.1.3 The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4 **Asbestos Thermal Insulation** products including debris and residue items must be removed by a contractor licensed to work with asbestos. The works will require a statutory 14-day notification to the Enforcing Authority. Full asbestos removal enclosures will be required for all of the asbestos thermal insulation incidents detailed within this report. A 4-stage certificate of reoccupation will be required for each enclosure and additional [minimal] personal, background and leak air testing is strongly recommended. Continued air monitoring throughout the works will not be required if the building remains unoccupied during the asbestos removal works.
- 4.1.5 **Asbestos Cement** products can be removed under local restrictive conditions including a respirator zone. These cement items will not require notification to the Enforcing Authority. An independent visual inspection will be required on completion of the removal. We strongly recommend that personnel and reassurance air testing is undertaken during and on completion of these works. These works will require the production of risk assessments and method statements and operatives will require appropriate asbestos training. If it is likely that the asbestos cement roof sheets will become damaged during the removal process and release high levels of fibres (due to their age), the works will require notification under the Notifiable Non-Licensed Work regime using form>NNLWASB1.
- 4.1.6 We strongly recommend that the removal works are undertaken prior to demolition and not in conjunction with it and that the works are closely managed as part of the site will remain occupied.
- 4.1.7 **Budget Removal Costs:**
- |                               |                    |
|-------------------------------|--------------------|
| Asbestos removal cost:        | £ 27,700.00        |
| Air monitoring cost:          | £ 2,400.00         |
| Management costs:             | £ 3,010.00         |
| <b>Total Estimated Costs:</b> | <b>£ 33,110.00</b> |

Please note that these costs do not include for the provision of power, water or welfare facilities.

## Section 5 Annotated Plans

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# Annotated Plans

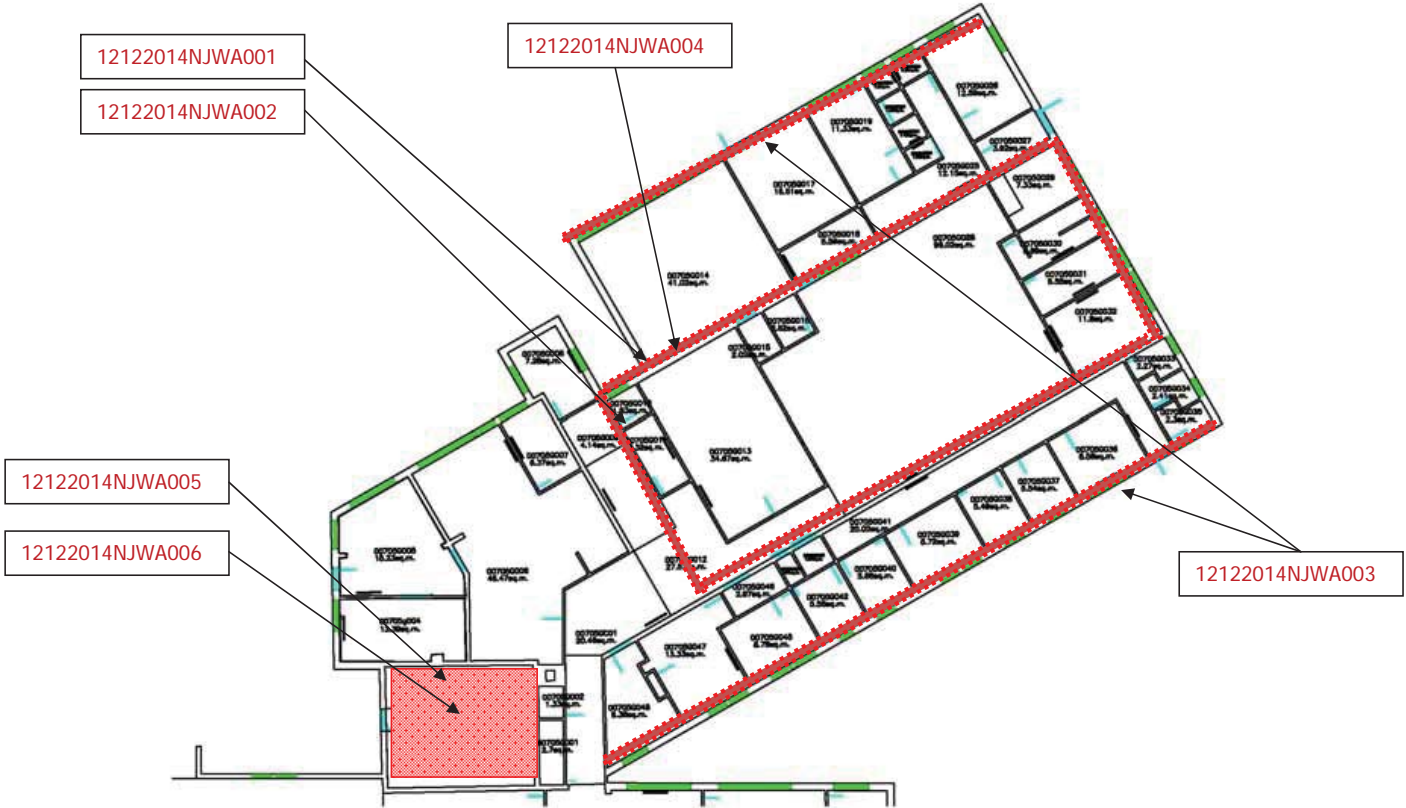
## Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – ONE
  - 1 Pharmacy/Bloods, Sutton Hospital – Ground Floor



# Pharmacy/Bloods, Sutton Hospital – Ground Floor

<b>Key:</b>	
Asbestos Item:	
Thermal Insulation Debris	
Cement	
Non Asbestos Item (Sampled)	



## Section 6 Site Information

## Site Information

### Pharmacy/Bloods/ COPE/CFS - Summary

- 6.1.1 Please note the Pharmacy/Bloods/COPE/CFS department was still occupied at the time of the inspection and therefore a full and thorough demolition survey was not possible. The survey information is gained from previous survey knowledge and a detailed inspection undertaken while the buildings were occupied.
- 6.1.2 Pharmacy/Bloods/COPE/CFS Department:
- 6.1.3 This building has single story flat roof sections and a single story pitched roof. Flat roof area is constructed using a precast concrete panels slotted into concrete uprights. The roof is made up from compressed straw board panels, which have been overlaid with water proof bitumen coating. The floors are concrete and the walls are a mixture of brick, block and plasterboard. Some heating pipework is contained within the floor ducts which were inspected within the Pharmacy; these were found not to contain asbestos.
- 6.1.4 Flat Roof Sections:
- 6.1.5 The flat roof area is constructed using a precast concrete panels slotted into concrete uprights, with a flat roof. The roof is made up from compressed straw board panels, which have been overlaid with waterproof non-asbestos bitumen coating. It has an asbestos cement soffit panel and rainwater goods and guttering. These asbestos items are present along both sides of the external wall.
- 6.1.6 Internally the rooms have plasterboard ceiling fixed approximately 6 inches below the strawboard roof panels, the void between has conduit running through it. The internal partition wall is constructed from breeze block and continues above the plasterboard ceiling, up to the roof panels. No asbestos-containing items were identified within the room's internal construction.
- 6.1.7 There are a number of duct covers over a concrete pipe duct. The pipes are lagged in MMMF.
- 6.1.8 Apex Roof Sections:
- 6.1.9 The floor is concrete overlaid with linoleum. Internal walls are a mixture of plasterboard and block, the ceilings are plasterboard. Pipes are surface mounted and not lagged. This area has been refurbished in the last 12 months.
- 6.1.10 Boiler Room:
- 6.1.11 The boiler room is a brick and precast concrete panel construction with a tank room above and a flat roof. The foil faced pipes are modern and clean below this insulation. The pipes lagged in cloth faced MMMF has asbestos thermal insulation residue on the pipes below.
- 6.1.12 The tank room above has brick walls and concrete ceiling and floor. The walls have asbestos thermal insulation residue on them. The tanks are fibreglass sat on metal trays on brick plinths. There is a metal calorifier lagged in MMMF.
- 6.1.13 Outside of the boiler room is a service duct which runs into the Main Building. This duct concrete and has a number of pipes. These pipes are not lagged.

Accessible Areas

General Access Notes

- 6.1.14 It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 6.1.15 Other areas not accessed due to the limitations of this form of survey may include:
- Normal 'no access' areas during a Demolition Survey (unless agreed with the client);**
- Shuttering inside pre-cast concrete floors.
  - Under pre-cast concrete floors.
  - **Areas still under normal occupation.**
  - Live electrical installations.
  - Operational heating equipment and machinery.
- 6.1.16 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.
- 6.1.17 **Please note these areas are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend. We strongly recommend that the destructive survey works are undertaken as soon as the building becomes vacant.**

Section 7  
Advice on Managing Asbestos

## Introduction

- 7.1.1 This section of the report gives advice on how to manage the asbestos-containing materials detailed within this report. Recommendations made are based on current legislative requirements and best practice issued by the Health & Safety Executive.
- 7.1.2 No recommendations are made in this section regarding to any organisation's specific management plan, policy or procedure, these are outside the scope of this survey report.

### Legislative Background

- 7.1.3 Regulation 4 requires dutyholders to:
- take reasonable steps to find materials in premises likely to contain asbestos and to check their condition;
  - presume that materials contain asbestos unless there is strong evidence to suppose they do not;
  - make a written record of the location and condition of asbestos and presumed asbestos-containing materials (ACMs) and keep the record up to date;
  - assess the risk of the likelihood of anyone being exposed to these materials; and
  - prepare a plan to manage that risk and put it into effect to ensure that:
    - any material known or presumed to contain asbestos is kept in a good state of repair;
    - any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed; and
    - information on the location and condition of the material is given to anyone potentially at risk.
- 7.1.4 The dutyholder in this context is the person in control of maintenance activities in the non-domestic premises, whether that be the occupier or landlord, sub-lessor or managing agent. Where no such obligation exists, eg where there is no tenancy agreement or contract, or where the premises are unoccupied, then the regulations place the duty on the person in control of the premises to comply with this regulation.
- 7.1.5 This survey report will help you conform to sections a, b, c and part of d above.

### Dutyholder's Responsibilities

- 7.1.6 During the inspection, Assured Safety Management has undertaken a quantifiable assessment of the risk of fibre release using the material assessment algorithm as detailed in HSG264 which takes into account important factors relating to the item. The detail of this material assessment is detailed in the enclosed Data Sheets (see appendices).
- 7.1.7 To fully manage ACMs a second assessment (priority assessment) which considers the likelihood of the ACM actually being disturbed and exposing your employees or others needs to be completed with input from the dutyholder who has the knowledge of what takes place in their workplace.
- 7.1.8 The material assessment score for each ACM is added to the priority assessment score for each ACM which will provide the risk assessment score for each ACM. The risk

assessment scores will then need to be ranked, the higher the number the more urgency the ACMs requires. This assessment process does not inform you what action is required on ACMs, see Management Options below.

- 7.1.9 Risk ratings and recommended actions provided by Assured Safety Management are based on information available at the time of the survey. **Where details alter after the inspection has taken place, for example changing the use of a room, affected ACMs must be reassessed.**
- 7.1.10 Further details on the material and priority assessments are given in the Appendices under 'Method of Risk Assessment'.

### Management Options

- 7.1.11 Once the ACMs have been prioritised using the assessments above, some may require immediate action. This is not the full management plan, but options for dealing with the ACMs. The paragraphs below presents measures which will be needed in all cases where ACMs are present, and further options for managing the condition of your ACMs. The following advice is provided from HSG227 'A comprehensive guide to Managing Asbestos in premises'.

#### Measures needed in all cases where ACMs are present

- communicate with employees, contractors and others
- monitor the condition of the ACM
- put a safe system of work in place

#### Communicating with employees, contractors and others

- 7.1.12 It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of your ACMs. Employees and others should be made aware of the location of any ACMs in the buildings they work in **if they are liable to disturb them. This is particularly important for maintenance workers who may directly disturb ACMs while working.** Means of communicating with contractors who come on site to carry out work must also be set up to prevent them from disturbing ACMs without taking proper precautions.

#### Monitor the ACMs

- 7.1.13 ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. If they are left in place, the condition of the ACMs will have to be monitored regularly and the results recorded. When the condition of the ACM starts to deteriorate, remedial action can be taken. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but would not be expected to be more than 12 months in most cases. ACMs in remote locations, with little or no routine activity, can be inspected infrequently. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

#### Safe System of Work

- 7.1.14 You need to have a system in place to control any maintenance or building work on the fabric of your building. This may take one of several forms, depending on the size and complexity of the organisation, for example:
- in a small organisation, one person can be nominated to control all work carried out by in-house maintenance workers and all contractors;
  - limit the number of contractors who work on your premises to one or two who are familiar with the buildings and procedures in use in your organisation;



- c. the maintenance or safety department may be charged with ensuring that information regarding the presence of ACMs or presumed ACMs is passed on to contractors who come onto your premises;
- d. a formal, written safe system of work incorporating permits-to-work may be used to control maintenance workers and contractors alike. This is most likely to be necessary in larger organisations where it is difficult for one person to maintain control over the number of contractors on site. It provides a framework for those controlling the contractors.

**7.1.15** In this report we have provided with our recommendations based on experience and best practice, these will normally involve one of the following.

**Options for managing the condition of your ACMs**

- protect/enclose the ACM
- seal/encapsulate the ACM
- repair the ACM
- remove the ACM

**Protect or enclose the ACM**

**7.1.16** Protecting ACMs means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves the erection of a barrier around it, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material. This will involve sealing the edges and corners of the barrier. Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage. Potential problems for the future should be borne in mind when choosing this option.

**Seal or encapsulate the ACM**

**7.1.17** There are two types of encapsulants: bridging encapsulants which form a durable layer adhering to the surface of the ACM (not suitable for use on friable ACMs such as insulation or sprayed coatings) and penetrating encapsulants which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination.

**Repairing the ACM**

**7.1.18** To be readily repairable, the damage must be slight, therefore repair should be restricted to patching/sealing small areas and making good slight damage to enclosures which are protecting ACMs. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material.

**Removing the ACM**

**7.1.19** Where ACMs have been identified and are not in good condition, or are in a vulnerable position and liable to damage, the options discussed in the above paragraphs should be explored first. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors, unless of course the ACM is asbestos cement or other highly bonded materials not covered by the scope licensing requirements of CAR 2012.

**7.1.20** Where remedial action is required for ACMs, such action should be taken at the earliest opportunity so as to minimise potential health risks. It should also form part of a structured Asbestos Management Plan. These items will be either damaged or liable (by virtue of location or material type) to be damaged in normal occupation or maintenance

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

**Work with ACMs**

**7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

**Licensable Work**

**7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.

**7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.

**7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.

**7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

**Non-Licensable Work**

**7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:

- i. Wetting of the materials before removal
- ii. Preventing unauthorised persons from entering the work area

**7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.

**7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.

### Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

### Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

### Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.

### Larger Scale Projects

- 7.1.36** The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

## Section 8

### Limitations and Restrictions

## Limitations and Restrictions

### Introduction

- 8.1.1 For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2 This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3 **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4 Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5 The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6 Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7 The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8 No report has been made upon concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 8.1.9 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

### Sampling

- 8.1.10 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

### General Limitations

- 8.1.11 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- a. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - b. Materials may be hidden or obscured by other items or cover finishes i.e. over boarding, disguising etc. Where this is the case then its detection can sometimes be impaired, however concerted efforts will be made with the client at the project planning stage to discuss any limitations which may be imposed on the inspection. Any limitations will be agreed between ASM and the client prior to the commencement of the inspection.
  - c. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - d. Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work, etc Act 1974 for both themselves and others.
  - e. In the building where asbestos has 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 survey should be treated with caution and sampled accordingly.
  - f. Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

## Section 9 Appendices

## Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

### Notes on Appendices

#### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

#### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

#### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

#### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including: photographs, location, extent, material type and risk assessment.

#### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

#### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).

## Appendix A Register of Asbestos

Pages of Registers - Two

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
External, Ground Floor, Apex Roof	265sq.m	Profile Sheets and Ridge Tiles	Identified	Cement, Chrysotile (white), Accessible, but above head height, Enclosed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 12122014N/JWA001 Refer To: C001, C002 & C003/12021999/AGR 4
Action taken:			Date:			
External, Ground Floor, Apex and Flat Roof	35sq.m	Soffit Board	Identified	Cement, Amosite & Chrysotile, Accessible, but above head height, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 12122014N/JWA002 Refer To: C004, C005, C006 & C007/12021999/AGR 6
Action taken:			Date:			
External, Ground Floor, Flat Roof	25m	Rainwater Guttering (Not Down Pipes)	Identified	Cement, Chrysotile (white), Accessible, but above head height, Unsealed, Low Damage: a few scratches or surface marks	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 12122014N/JWA003 Refer To: C008/12021999/AGR 5
Action taken:			Date:			
Internal Occupied, Ground Floor, Window between loads waiting room and CFS room	<1sq. m	Debris	Identified	Cement, Chrysotile (white), Accessible, but in restricted access areas, Unsealed, Medium Damage: Significant breakage of materials	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 12122014N/JWA004 Not Possible to Sample 6
Action taken:			Date:			
Internal Occupied, Ground Floor, Boiler Room 00705G003, Pipework	30m	Thermal Insulation Residue	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed lagging & sprays, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 12122014N/JWA005 A001, A002, A003 & A004/12122014/NJW 11
Action taken:			Date:			

REGISTER OF ASBESTOS FOR:  
(Presumed, Strongly Presumed, Identified)

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

Location:	Extent:	Item:	Identification:	Material Assessment:	Recommendation:	References:
Internal Occupied, Ground Floor, Boiler Room 00705G003, Tanks Room Above, Walls	25sq.m	Thermal Insulation Residue	Identified	Thermal Insulation, Amosite & Chrysotile, Accessible, but in restricted access areas, Unsealed lagging & sprays, High Damage: Or delamination of material	Remove Prior to Demolition	<div>Finding Code Sample Number Material Assessment</div> 12122014N/JWA006 Refer To: A001, A002, A003 & A004/12122014/NJW 11
Action taken:			Date:			

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# Appendix B

## Register of Non Asbestos

Pages of Registers - None

# Appendix C

## Register of No Access Gained

Pages of Registers - None

Appendix D  
Data Sheet Register

Pages of Registers - Six

SURVEY DATA SHEET FOR:  
  
PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton  
Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014NJWA001		Item	Profile Sheets and Ridge Tiles		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
External	Ground Floor	Apex Roof		265sq. m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Enclosed	4
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		





SURVEY DATA SHEET FOR:

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton  
Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014NJWA002	Item	Soffit Board			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Apex and Flat Roof	35s	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Amosite & Chrysotile	Low Damage: a few scratches or surface marks	Accessible, but above head height	Unsealed	6
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton  
Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014NJWA003	Item	Rainwater Guttering (Not Down Pipes)			
	Recommendations	Remove Prior to Demolition			
LOCATION					
Internal/External	Floor Level	Location Description	Extent	Identification	
External	Ground Floor	Flat Roof	25m	Identified	
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Cement	Chrysotile (white)	Low Damage: a few scratches or surface marks	Accessible, but above head height	Unsealed	5
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton  
Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014NJWA004		Item Debris	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External Internal Occupied	Floor Level Ground Floor	Location Description Window between existing and former filing room	Extent <1sq. m	Identification Identified	
MATERIAL ASSESSMENT					
Material Cement	Asbestos Type Chrysotile (white)	Condition Medium Damage: Significant breakage of materials	Accessibility Accessible, but in restricted access areas	Encapsulation Unsealed	Material Assessment 6
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton  
Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014NJWA005		Item Thermal Insulation Residue	Recommendations Remove Prior to Demolition		
LOCATION					
Internal/External Internal Occupied	Floor Level Ground Floor	Location Description Boiler Room 00705G003, Pipework	Extent 30m	Identification Identified	
MATERIAL ASSESSMENT					
Material Thermal Insulation	Asbestos Type Amosite & Chrysotile	Condition High Damage: Or delamination of material	Accessibility Accessible, but in restricted access areas	Encapsulation Unsealed lagging & sprays	Material Assessment 11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action		Date Works Completed			



SURVEY DATA SHEET FOR:

PHARMACY/BLOODS/COPE/CFS BUILDING, Sutton  
Hospital, Cotswold Road, Sutton, Surrey SM2 5NF

FINDING DETAILS					
Finding Code 12122014NJWA006		Item	Thermal Insulation Residue		
		Recommendations	Remove Prior to Demolition		
LOCATION					
Internal/External	Floor Level	Location Description		Extent	Identification
Internal Occupied	Ground Floor	Boiler Room 00705G003, Tanks Room Above, Walls		25sq.m	Identified
MATERIAL ASSESSMENT					
Material	Asbestos Type	Condition	Accessibility	Encapsulation	Material Assessment
Thermal Insulation	Amosite & Chrysotile	High Damage: Or delamination of material	Accessible, but in restricted access areas	Unsealed lagging & sprays	11
SURVEYORS COMMENTS					
REMEDIAL ACTION TAKEN					
Action			Date Works Completed		



Appendix E  
Determination of Asbestos Type

Pages of Report - JD24958 Version 4 (One Page)



Pennington Choices Ltd

Clan Works, 1A Howard Road, Bromley, Kent, BR1 3QJ  
Tel: 020 8290 5629 Fax: 020 8290 4443  
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk



**Report No :** J024958 Version 4  
**Client :** Assured Safety Management  
**Location :** Sutton Hospital, Cotswold Road, Sutton, Surrey, SM2 4NF  
**Samples Taken :** 14 December 2012  
**Sample Batch** 1-5  
**Client Ref:** 1727  
**Report Issued:** 19 December 2014

Sample No.	Source	Result	Material (see Note (3))
Sample 1	(A/001/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 2	(A/002/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 3	(A/003/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 4	(A/004/12122014/NJW)Boiler room (00705G003) - Debris on pipe	Chrysotile + Amosite	Lagging
Sample 5	(A/005/12122014/NJW)Back care building - Roof covering	No Asbestos Detected	Bitumen



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Tel: 020 8290 5629 Fax: 020 8290 4443  
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk



**Test Method:** Polarised light microscopy; Dispersion staining, in accordance with HSG248

**Note (1):** PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.

**Note (2):** Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.

**Note (3):** Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

**ANALYST:**   
Shweta Gupta

## Appendix F Glossary

## Glossary

Item	Meaning
Duty Holder	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
Enclosure	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
Encapsulation	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
Labelling	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
Registering	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Periodic Inspection	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
Repair	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
Removal	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
Manage	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

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# Appendix G

## Method of Risk Assessment

# Method of Risk Assessment

## Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

## Appendix H Guidance on Relevant Legislation

## Guidance on Relevant Legislation

### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

**The most important of these are listed below:**

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

**Lists of publications by the HSE can be found at:** [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):

Tel: 0870 600 5522

Fax: 0870 600 5533

Website: [www.tso.co.uk](http://www.tso.co.uk)

Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books  
PO Box 1999  
SUDBURY  
Suffolk  
CO10 2WA

Tel: 01787 881165

Fax: 01787 313995

Website: [www.hsebooks.co.uk](http://www.hsebooks.co.uk)

## Appendix I Asbestos Materials in Buildings



# Asbestos Materials in Buildings

## Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

### 1. Sprayed Coating

This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.

### 2. Thermal Insulation

Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.

### 3. Asbestos Insulating Board

Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.

### 4. Asbestos Cement Products

Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.

### 5. Ropes, Yarns and Cloths

High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal or fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.

### 6. Millboard, Paper and Paper Products

Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.

### 7. Bitumen Felts and Coatings

May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

### 8. Reinforced Plastics, Floor Tiles and Flooring Linoleum

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

### 9. Paints and Textured Coatings or 'Artex'

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

### 10. Mastics, Sealants, Putties and Adhesives

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.

# Appendix J

## Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

## Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

## Appendix K Methodology for Inspection & Surveying

## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.

- d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.

10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
  - a) For sprayed coatings, one sample per 10 - 15 m<sup>2</sup> or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m<sup>2</sup> should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

### END OF REPORT

[D15 | version 5 | 07/03/12 | Issued by: Quality Manager]

**Assured**  
Safety Management Ltd



**Demolition Survey Report for the Presence of  
Asbestos Materials at:**

**PODIATRY,  
Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF**

**Report Produced For: Epsom and St Helier University  
Hospitals NHS Trust**



**Report Reference:** 1721-S7-AGP

**Report Date:** 19<sup>th</sup> December 2014

**QA Check by:** Nathan Williams BSc (Hons) CCP (Asbestos)

**Report Authorised by:** Alexandra Patrick BSc (Hons) CCP (Asbestos)

Unit K107, The Biscuit Factory, Tower Bridge Business Complex,  
100 Clements Road, London SE16 4DG  
Tel: 020 7231 3011  
www.assuredsafety.org



Registered Company: 5923405

**Contents**

Section	Title	Page
1	How to Use This Survey Report	3
2	Introduction	6
3	Executive Summary	8
4	Recommendations	10
5	Annotated Plans	12
6	Site Information	15
7	Advice on Managing Asbestos	17
8	Limitations & Restrictions	24
9	Appendices	27

**NB: This report is colour-coded. It must not be  
photocopied in black & white.**

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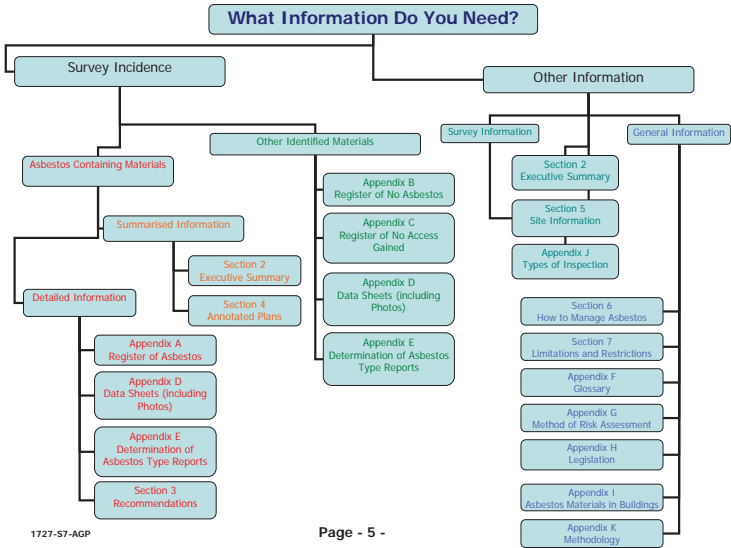
# Section 1

## How to use this Survey Document

### Using This Document

- 1.1.1 The flow diagram on the following page indicates the best place to find specific information located within this report as a quick reference guide once the report has been read in its entirety. Decide if it is asbestos related or general information you require and follow the diagram to the section of the report where this information is located.
- 1.1.2 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others. Assured Safety Management can accept no responsibility for misuse of this report.**

Section 2  
Introduction



## Introduction

- 2.1.1 This report contains the findings of a **Demolition Survey** for Asbestos-Containing Materials (ACM), carried out at PODIATRY, Sutton Hospital, Cotswold Road, Sutton, Surrey SM2 5NF. A standard definition of the survey scope can be found in the Appendices, under 'Forms of Inspection'.
- 2.1.2 Assured Safety Management was instructed by Chris Wainwright of Epsom & St Helier University Hospitals NHS Trust, 2nd Floor Ferguson House, St Helier Hospital, Wrythe Lane, Carshalton, Surrey SM5 1AA.
- 2.1.3 The inspection was undertaken by Nathan Williams (lead surveyor) and Alan Geddes (assistant surveyor) on 12<sup>th</sup> December 2014.
- 2.1.4 HSG 264 Asbestos: The surveyors guide states that a demolition 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. The guide recognises that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 2.1.5 The purpose of the inspection was to determine the presence, extent and condition of asbestos containing materials throughout the building prior to the demolition of the site.
- 2.1.6 Please note these areas are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend. We strongly recommend that the destructive survey works are undertaken as soon as the building becomes vacant.
- 2.1.7 **NOTE: This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**

## Section 3 Executive Summary



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## Executive Summary

- 3.1.1 No asbestos-containing materials were identified during this inspection. Previously identified asbestos-containing materials identified prior to the recent refurbishment have been removed.
- 3.1.2 It should be noted that the building was still in use during this inspection and a destructive investigation should be undertaken as soon as the building becomes vacated.

## Section 4 Recommendations

# Recommendations

## Introduction

- 4.1.1 The recommendations in this report, and actions from the Executive Summary, should form an intrinsic part of implementing your Asbestos Management Policy & Procedures. These documents will help you to comply with the Control of Asbestos Regulations 2012, in particular Regulation 4 ('Duty to Manage Asbestos'). If these procedures do not exist currently, we will be pleased to advise on how to create and implement a Company Asbestos Procedures Manual.
- 4.1.2 To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, dutyholders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

## Specific Recommendations

- 4.1.3 The following information details recommendations pertaining to presumed strongly presumed and identified Asbestos-Containing Materials (ACMs) identified within the site. This information should be made available to Premises Managers, Building Managers, external contractors and any other persons who may come into contact with ACMs.
- 4.1.4 No asbestos-containing materials were identified within this building. As the building was still in use during the survey we strongly recommend that destructive investigations are undertaken once the building becomes vacant.

# Section 5 Annotated Plans

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# Annotated Plans

## Introduction

- 5.1.1 The Annotated Plans overleaf, show the approximate locations of presumed, strongly presumed and/or identified ACMs, using a colour-coded system. A key for the colours is printed on the plans.
- 5.1.2 Items are assigned a 'Finding Code', with a unique reference number, for the purpose of cross-reference with the 'Register of Asbestos' and the 'Register on No Asbestos'.
- 5.1.3 Number of plans present in this section – ONEPodiatry, Sutton Hospital – Ground Floor



Podiatry, Sutton Hospital  
– Ground Floor

Key:
Asbestos Item
Non Asbestos Item (Sampled)



## Section 6 Site Information

## Site Information

### Podiatry - Summary

- 6.1.1 The Podiatry Department is an addition to the Hospital attached to the Main Building by an enclosed walkway. It is a brick built building with block and brick walls supporting a tiled roof with wooden soffits. The ground floor and ceiling are both constructed from concrete.
- 6.1.2 Roof and Loft Areas:
- 6.1.3 The roof space is used as a plantroom some of which is now redundant (air handling plant, heating and water pipework). The duct work in the main is insulated with modern sections lagged in foil faced MMMF. No gaskets were visible between duct sections. The pipework is lagged in a mixture of foam and MMMF. There are a number of fuse boards within the plant room. The fuses do not contain asbestos flash pads.
- 6.1.4 Ground Floor Areas:
- 6.1.5 The ground floor has internal brick walls which are plastered. Where pipework from the roof plant room lint to the ground floor sinks the walls are hollow and constructed from expanding metal and render.
- 6.1.6 No asbestos-containing materials were identified within the construction of the building.

### Accessible Areas

#### General Access Notes

- 6.1.7 It is recognised within HSG 264 Asbestos: The surveyors guide, that even with 'complete' access within the survey scope, it is possible that not all ACMs will be identified and other ACMs may only become apparent during the demolition process.
- 6.1.8 Other areas not accessed due to the limitations of this form of survey may include:

#### Normal 'no access' areas during a Demolition Survey (unless agreed with the client);

- Shuttering inside pre-cast concrete floors.
  - Under pre-cast concrete floors.
  - **Areas still under normal occupation.**
  - Live electrical installations.
  - Operational heating equipment and machinery.
- 6.1.9 We are unable to comment on asbestos that may be present in such areas and these must be presumed to contain asbestos until surveyed at a later stage.
- 6.1.10 **Please note these areas are still occupied and therefore a demolition survey could not be undertaken. The survey information is gained from previous knowledge and a detailed inspection undertaken while the buildings were vacant at the weekend. We strongly recommend that the destructive survey works are undertaken as soon as the building becomes vacant.**

# Section 7

## Advice on Managing Asbestos

### Introduction

- 7.1.1 This section of the report gives advice on how to manage the asbestos-containing materials detailed within this report. Recommendations made are based on current legislative requirements and best practice issued by the Health & Safety Executive.
- 7.1.2 No recommendations are made in this section regarding to any organisation's specific management plan, policy or procedure, these are outside the scope of this survey report.

### Legislative Background

- 7.1.3 Regulation 4 requires dutyholders to:
- a. take reasonable steps to find materials in premises likely to contain asbestos and to check their condition;
  - b. presume that materials contain asbestos unless there is strong evidence to suppose they do not;
  - c. make a written record of the location and condition of asbestos and presumed asbestos-containing materials (ACMs) and keep the record up to date;
  - d. assess the risk of the likelihood of anyone being exposed to these materials; and
  - e. prepare a plan to manage that risk and put it into effect to ensure that:
    - i. any material known or presumed to contain asbestos is kept in a good state of repair;
    - ii. any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed; and
    - iii. information on the location and condition of the material is given to anyone potentially at risk.
- 7.1.4 The dutyholder in this context is the person in control of maintenance activities in the non-domestic premises, whether that be the occupier or landlord, sub-lessor or managing agent. Where no such obligation exists, eg where there is no tenancy agreement or contract, or where the premises are unoccupied, then the regulations place the duty on the person in control of the premises to comply with this regulation.

- 7.1.5 This survey report will help you conform to sections a, b, c and part of d above.

### Dutyholder's Responsibilities

- 7.1.6 During the inspection, Assured Safety Management has undertaken a quantifiable assessment of the risk of fibre release using the material assessment algorithm as detailed in HSG264 which takes into account important factors relating to the item. The detail of this material assessment is detailed in the enclosed Data Sheets (see appendices).
- 7.1.7 To fully manage ACMs a second assessment (priority assessment) which considers the likelihood of the ACM actually being disturbed and exposing your employees or others needs to be completed with input from the dutyholder who has the knowledge of what takes place in their workplace.
- 7.1.8 The material assessment score for each ACM is added to the priority assessment score for each ACM which will provide the risk assessment score for each ACM. The risk

assessment scores will then need to be ranked, the higher the number the more urgency the ACMs requires. This assessment process does not inform you what action is required on ACMs, see Management Options below.

- 7.1.9** Risk ratings and recommended actions provided by Assured Safety Management are based on information available at the time of the survey. **Where details alter after the inspection has taken place, for example changing the use of a room, affected ACMs must be reassessed.**

- 7.1.10** Further details on the material and priority assessments are given in the Appendices under 'Method of Risk Assessment'.

## Management Options

- 7.1.11** Once the ACMs have been prioritised using the assessments above, some may require immediate action. This is not the full management plan, but options for dealing with the ACMs. The paragraphs below presents measures which will be needed in all cases where ACMs are present, and further options for managing the condition of your ACMs. The following advice is provided from HSG227 'A comprehensive guide to Managing Asbestos in premises'.

### Measures needed in all cases where ACMs are present

- communicate with employees, contractors and others
- monitor the condition of the ACM
- put a safe system of work in place

### Communicating with employees, contractors and others

- 7.1.12** It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of your ACMs. Employees and others should be made aware of the location of any ACMs in the buildings they work in if they are liable to disturb them. **This is particularly important for maintenance workers who may directly disturb ACMs while working.** Means of communicating with contractors who come on site to carry out work must also be set up to prevent them from disturbing ACMs without taking proper precautions.

### Monitor the ACMs

- 7.1.13** ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. If they are left in place, the condition of the ACMs will have to be monitored regularly and the results recorded. When the condition of the ACM starts to deteriorate, remedial action can be taken. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but would not be expected to be more than 12 months in most cases. ACMs in remote locations, with little or no routine activity, can be inspected infrequently. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

### Safe System of Work

- 7.1.14** You need to have a system in place to control any maintenance or building work on the fabric of your building. This may take one of several forms, depending on the size and complexity of the organisation, for example:
- a. in a small organisation, one person can be nominated to control all work carried out by in-house maintenance workers and all contractors;
  - b. limit the number of contractors who work on your premises to one or two who are familiar with the buildings and procedures in use in your organisation;

- c. the maintenance or safety department may be charged with ensuring that information regarding the presence of ACMs or presumed ACMs is passed on to contractors who come onto your premises;
- d. a formal, written safe system of work incorporating permits-to-work may be used to control maintenance workers and contractors alike. This is most likely to be necessary in larger organisations where it is difficult for one person to maintain control over the number of contractors on site. It provides a framework for those controlling the contractors.

- 7.1.15** In this report we have provided with our recommendations based on experience and best practice, these will normally involve one of the following.

### Options for managing the condition of your ACMs

- protect/enclose the ACM
- seal/encapsulate the ACM
- repair the ACM
- remove the ACM

### Protect or enclose the ACM

- 7.1.16** Protecting ACMs means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves the erection of a barrier around it, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material. This will involve sealing the edges and corners of the barrier. Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage. Potential problems for the future should be borne in mind when choosing this option.

### Seal or encapsulate the ACM

- 7.1.17** There are two types of encapsulants: bridging encapsulants which form a durable layer adhering to the surface of the ACM (not suitable for use on friable ACMs such as insulation or sprayed coatings) and penetrating encapsulants which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination.

### Repairing the ACM

- 7.1.18** To be readily repairable, the damage must be slight, therefore repair should be restricted to patching/sealing small areas and making good slight damage to enclosures which are protecting ACMs. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material.

### Removing the ACM

- 7.1.19** Where ACMs have been identified and are not in good condition, or are in a vulnerable position and liable to damage, the options discussed in the above paragraphs should be explored first. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors, unless of course the ACM is asbestos cement or other highly bonded materials not covered by the scope licensing requirements of CAR 2012.

- 7.1.20** Where remedial action is required for ACMs, such action should be taken at the earliest opportunity so as to minimise potential health risks. It should also form part of a structured Asbestos Management Plan. These items will be either damaged or liable (by virtue of location or material type) to be damaged in normal occupation or maintenance

of the premises and therefore will pose a significant health risk to any persons in the vicinity.

## Work with ACMs

- 7.1.21** Removal, repair or disturbance of asbestos falls into three categories - Licensable, Non-Licensable and new to the Control of Asbestos 2012 Regulations, Notifiable Non-Licensable Work.

### Licensable Work

- 7.1.22** Work within the scope of licensing includes work with asbestos insulation, asbestos coatings (excluding most work with textured decorative coatings containing asbestos) and asbestos insulating board.
- 7.1.23** All licensable work is notifiable to the enforcing authority on form ASB5 (the enforcing authority is the HSE or Local Authority depending on type of property being worked in) and will attract a 14-day notification period where none of the planned work with asbestos can be undertaken within this period. This gives the enforcing authority the opportunity to assess the proposals for carrying out work and to inspect the site either before or during the work.
- 7.1.24** Prior to work, all licensed asbestos removal contractors have to complete a risk assessment (Regulation 6) and produce a plan of work or method statement (Regulation 7). These must be provided to the enforcing authority when asked for without delay. They do not have to be deposited with them at the time of notification.
- 7.1.25** The HSE are unlikely to provide waivers to this notification period but will when the public health is at risk. All waiver requests have to be written by the client, not the licensed asbestos contractor, be on headed paper, addressed to the local HSE office and must provide details why the waiver is required. Waivers will not be granted if it was due to a lack of planning on the clients / planners / developers part.

### Non-Licensable Work

- 7.1.26** Works on or removal of asbestos cement/floor tiles/formed gaskets/textured coatings (with some exceptions) should be carried out using precautions in accordance with the guidelines contained within HSG210 'Asbestos Essentials'. For the removal of non-licensed asbestos products, a risk assessment has to be carried out beforehand (Regulation 6) and a plan of work written (Regulation 7) for the task. HSG210 outlines basic precautions that should be used to prevent fibre release during works such as:
- i. Wetting of the materials before removal
  - ii. Preventing unauthorised persons from entering the work area
- 7.1.27** Using these guidelines, it is expected that asbestos fibre levels would be low. Whilst there is no requirement for these works to be undertaken by a licensed contractor, in practice it is unlikely that a non-licensed contractor will possess the necessary expertise, equipment or insurances to undertake such works properly.
- 7.1.28** There is no requirement to notify the work detailed above to the relevant enforcing authority, carry out medical examinations, maintain registers of work (health records), hold a licence, have arrangements to deal with accidents, incidents and emergencies and designate asbestos areas.

## Notifiable Non-Licensed Work (NNLW)

- 7.1.29** Some of the work detailed in HSG210 now falls into this new category introduced by the Control of Asbestos Regulations 2012.
- 7.1.30** NNLW will normally include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):-
- a. **minor maintenance work involving asbestos insulation** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged. 'Short duration work' means work carried out by any one person for less than one hour in a seven-day period. The total time spent by all workers on the work in a seven-day period should not exceed a total of two hours.
  - b. **minor removal work involving AIB** where the work to be done meets the definition of 'short duration work', ie. work which does not require a licence. For example, removing AIB panels fixed with nails or screws. (Note: the definition 'short duration work' will only apply to asbestos insulation and AIB).
  - c. **removal work involving textured decorative coatings** where the method of removal requires deterioration of the material. For example, where the material is treated by steam, hydrating gel etc and scraped off the underlying surface.
  - d. **removal of asbestos paper and cardboard products** if not firmly bonded in a matrix.
  - e. **maintenance work on asbestos cement (AC)** which cannot be described as short and non-continuous, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.
  - f. **removal of AC which is substantially degraded** eg. badly fire damaged material, or where significant breakage (deterioration) is unavoidable to achieve removal, but which does not require a licence because exposure is sporadic and of low intensity and will not exceed the control limit.

- 7.1.31** Contractors who fall into this new group require the work to be notified to the relevant enforcing authority before work is commenced, carry out medical examinations and maintain registers of work (health records).

## Asbestos Waste

- 7.1.32** All waste generated by asbestos remedial works must be disposed of as Hazardous Waste in accordance with the Hazardous Waste Regulations 2011 and the Waste Consignment Note retained for a period of 3 years.

## Asbestos Supervision / Air Monitoring

- 7.1.33** It is a requirement that all licensable asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or his representative.
- 7.1.34** Should supervision of any removal works be required, this could involve a full set of control measures to ensure safe completion of the works. Assured Safety Management Limited can provide this advice if required.
- 7.1.35** Any air monitoring or supervision works undertaken must issue certificates or documentation to comply with current HSE guidance.



**Larger Scale Projects**

- 7.1.36 The client must check if the planned work with asbestos falls under the Construction (Design and Management) Regulations 2007. For works lasting longer than 30 days or involving 500 person days, the client must employ a CDM Co-ordinator and notify the work to the nearest Health and Safety Executive office using project notification form F10, with the exception for domestic clients.

**Section 8**  
**Limitations and Restrictions**

## Limitations and Restrictions

### Introduction

- 8.1.1 For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, Assured Safety Management Limited should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

### Survey Report

- 8.1.2 This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide for further details (ISBN ref: 978-0-7176-6385-9 – source is given in Appendices).
- 8.1.3 **This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.**
- 8.1.4 Assured Safety Management Limited cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting Assured Safety Management Limited in the first instance, then no liability will be accepted.
- 8.1.5 The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. Assured Safety Management can produce a Specification Document for pricing, on request.
- 8.1.6 Assured Safety Management cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

### Inspection

- 8.1.7 The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.
- 8.1.8 No report has been made upon concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 8.1.9 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

### Sampling

- 8.1.10 No restrictions on sampling were placed on the survey other than it was occupied at the time of the inspection.

### General Limitations

- 8.1.11 Survey techniques used involves trained and experienced surveyors using the combined approach with regards to visual examination and necessary bulk sampling. 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, this could be due to various reasons:
- a. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
  - b. Materials may be hidden or obscured by other items or cover finishes i.e. over boarding, disguising etc. Where this is the case then its detection can sometimes be impaired, however concerted efforts will be made with the client at the project planning stage to discuss any limitations which may be imposed on the inspection. Any limitations will be agreed between ASM and the client prior to the commencement of the inspection.
  - c. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
  - d. This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or other i.e. working operatives, sensitive location or just simply no access. It may be necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
  - e. Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work, etc Act 1974 for both themselves and others.
  - f. In the building where asbestos has 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 survey should be treated with caution and sampled accordingly.
  - g. Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be per his instructions and guidance at that time.
  - h. Assured Safety Management Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

## Section 9 Appendices

## Contents of Appendices

- A. Register of Asbestos
- B. Register of No Asbestos
- C. Register of No Access Gained
- D. Data Sheet Register
- E. Determination of Asbestos Type
- F. Glossary
- G. Method of Risk Assessment
- H. Guidance on Relevant Legislation
- I. Information on Asbestos Materials in Buildings
- J. Category Types of Inspection
- K. Methodology for Inspection & Surveying

### Notes on Appendices

#### Appendix A - Register of Asbestos

This details the location, approximate extent, risk assessment and required remedial action with respect to each presumed, strongly presumed or identified Asbestos-Containing Material at the time of survey. Not all materials detailed on the register have been sampled.

#### Appendix B - Register of No-Asbestos

This register contains only those materials sampled, analysed and subsequently found not to contain asbestos. It should not be taken as a comprehensive list of Non-asbestos Materials.

#### Appendix C- Register of No Access Gained

This details the areas where access was not possible and which should be inspected for Asbestos-Containing Materials prior to any work being undertaken in these areas.

#### Appendix D - Datasheet Register

This contains all the detailed information needed for each incidence, including; photographs, location, extent, material type and risk assessment.

#### Appendix E - Determination of Asbestos Type

This details the asbestos content of items sampled. This does not detail all asbestos materials present, only of the items sampled. For a complete list please refer to the 'Register of Asbestos.'

#### General Notes

Appendices A, B, C, D and E contain a 'Finding Code' and a 'Sample Reference' to enable cross-reference between the different Registers, Plans and Determination of Types.

The reader should as a minimum make reference to the Registers and Annotated Plans (Section 5). Where the reader wishes to ascertain which items have been sampled, reference should be made to the 'Determination of Asbestos Type' alone (Appendix E).

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# Appendix A

## Register of Asbestos

Pages of Registers - None

# Appendix B

## Register of Non Asbestos

Pages of Registers - None

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# Appendix C

## Register of No Access Gained

Pages of Registers - None

# Appendix D

## Data Sheet Register

Pages of Registers - None

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# Appendix E

## Determination of Asbestos Type

Pages of Report - None

# Appendix F

## Glossary

## Glossary

Item	Meaning
<b>Duty Holder</b>	Anyone responsible for maintaining or repairing all or part of a property, or who has control of the building. For example, the occupier or the owner.
<b>Enclosure</b>	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged. The material chosen should be sufficient to achieve its task.
<b>Encapsulation</b>	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release. This will only remain effective whilst the seal remains undamaged.
<b>Labelling</b>	Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations 2012 to the surface of the material to warn of the hazard.
<b>Registering</b>	Entering of details, including nature, location or extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
<b>Periodic Inspection</b>	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure, encapsulation or removal.
<b>Repair</b>	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
<b>Removal</b>	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations.
<b>Manage</b>	Provision of a policy including labelling, regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

## Appendix G Method of Risk Assessment

# Method of Risk Assessment

## Introduction

1. The system of risk assessment used by Assured Safety Management conforms to the requirements of the Health & Safety Laboratory Publication, Asbestos: The surveyors guide (HSG 264).
2. The HSG 264 material risk assessment algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. These factors are assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. The items that recommend any action should be implemented in accordance with the building owner or controller's Management Policy or Plan for Asbestos-Containing Materials.
3. Each material has been assessed with regard to the following and each number associated with each individual occurrence can be found on the asbestos register.
4. The algorithm scoring matrix table is enclosed below:

HSG 264 Algorithm Scoring Table

Sample Variable	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	3 Unsealed lagging and sprays.
Asbestos type	0	No Asbestos Detected
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total	*	(total score derived by adding the four algorithm scored together)

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres



## Appendix H

### Guidance on Relevant Legislation

### Guidance on Relevant Legislation

#### Introduction

There are numerous Acts of Parliament, Regulations and HSE publications for work with asbestos and Asbestos-Containing Materials, which apply within the United Kingdom and should be considered before undertaking any work with asbestos or Asbestos-Containing materials.

#### Information Sources

Several publications and websites give authoritative guidance on the subject, that can be referred to. **If you need assistance, please call and we will be happy to help you.**

#### The most important of these are listed below:

The main Health & Safety Executive website offers information and advice on many aspects of health & safety: [www.hse.gov.uk](http://www.hse.gov.uk)

The HSE website also has an Asbestos Area giving information of particular interest to employers, asbestos contractors and others with duties under asbestos regulations: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

#### Lists of publications by the HSE can be found at: [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns)

A comprehensive list of relevant guides can be downloaded from a PDF document entitled 'Priced Publications': [www.hse.gov.uk/asbestos/information](http://www.hse.gov.uk/asbestos/information).

Probably the most useful general guides in this list are

- **HSG 227** – 'A Comprehensive Guide to Managing Asbestos in Premises' (2002)
- **HSG 210** – 'Asbestos Essentials: Task Manual' (2012) (Third Edition)
- **HSG 213** – 'Introduction to Asbestos Essentials' (2001)
- **HSG 264** – 'Asbestos: The surveyors guide' (2012) (Second Edition) (superseding **MDHS 100** - 'Methods for the Determination of Hazardous Substances' Surveying, Sampling and Assessment of Asbestos-Containing Materials (2001)).

Publications on **Acts and Regulations** are available from The Stationery Office (HMSO):

Tel: 0870 600 5522

Fax: 0870 600 5533

Website: [www.tso.co.uk](http://www.tso.co.uk)

Email: [customer.services@tso.co.uk](mailto:customer.services@tso.co.uk)

**Approved Codes of Practice, Guidance Notes and guidance publications** from HSE are available from HSE Books:

HSE Books  
PO Box 1999  
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# Appendix I

## Asbestos Materials in Buildings

## Asbestos Materials in Buildings

### Introduction

The following paragraphs detail the different types of asbestos materials which may be encountered in buildings.

- 1. Sprayed Coating**  
This was applied in the UK and typically a mixture of hydrated asbestos cement, containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation, acoustic control and fire protection to structural steelwork. Friable material that is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages, the binding medium of sprayed asbestos may degrade, with the consequent release of more fibres.
- 2. Thermal Insulation**  
Used on boilers, vessels, pipe work, valves, pumps etc (also known as lagging). Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work, or the action of water leaks.
- 3. Asbestos Insulating Board**  
Usually contain between 16 to 40% Amosite (Brown Asbestos), although board may be found to contain other types of asbestos and in other quantities. Insulating board was developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed, it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board (AIB) can give rise to high levels of airborne asbestos fibres.
- 4. Asbestos Cement Products**  
Generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged, or as it deteriorates with age.
- 5. Ropes, Yarns and Cloths**  
High in asbestos content, often up to 100%. Used as packing, caulking or gasket materials, where thermal of fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.
- 6. Millboard, Paper and Paper Products**  
Usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. Used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fireproofing to wood fibre panels. Material is not well bonded and will release asbestos fibres if subject to abrasion and wear.
- 7. Bitumen Felts and Coatings**  
May contain asbestos, either bound in the bitumen matrix or as an asbestos paper liner.

**8. Reinforced Plastics, Floor Tiles and Flooring Linoleum**

May contain asbestos, either bound in the matrix or as an asbestos paper liner. The material may not present a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

**9. Paints and Textured Coatings or 'Artex'**

May contain small amounts of asbestos and is notifiable to the Health and Safety Executive. Trained workers using appropriate controls should carry out any works to this material.

**10. Mastics, Sealants, Putties and Adhesives**

May contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such material is sanded.

# Appendix J

## Category Types of Inspection

## Category Types of Inspection

### Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

### Refurbishment/Demolition Survey

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

# Appendix K

## Methodology for Inspection & Surveying

## Inspection/Survey Methodology

Our surveys will involve thorough inspection of all accessible parts of a building to which we are able to gain safe access. Sampling and testing of all suspect materials for Asbestos-Containing Materials (ACM) will depend on the type of survey instructed by the Client, or nominated representative, will be carried out and a report produced. **This report must be read as a whole, in conjunction with all its elements.**

1. Whilst on site, we will make every effort to establish the full extent of asbestos materials within the limits defined for inspection/survey/intrusive survey. Where access is limited by 'hazards', refusal of access by a tenant, or similar; or if there are parts of the property to which we have no knowledge, we will be unable to inspect these parts and cannot report on any asbestos that may be present in such parts. These parts will, where possible, be detailed under 'Areas Excluded From Inspection/Survey' within the written report.
2. How the information is recorded on site will affect the data produced within the register, data sheets and recommendations. To remove bias, surveyors follow set procedures & methodology for surveying and recording information. Determination of the locations from where samples are taken is dependent upon the nature of the material, but the samples will be chosen, so as far as is possible, to be representative of the area.
3. We carefully check all spaces, where safe access is possible, in the property or areas to be inspected in a systematic manner. We devise a methodical order for the site, to inspect walls, partitions, ceilings, floors, beams, ducts, risers, plant and equipment.
4. We identify any suspected ACMs. All materials not readily identifiable as **non**-asbestos, will be considered suspect until the sampling results prove otherwise.
5. Materials are grouped into homogeneous sampling areas, which are uniform in texture, colour and appear identical. Materials which seem to have been installed at different times, or are suspected to be different for any other reason, will be subjected to further sampling. Identification of suspect materials and selection of homogeneous samples is a subjective process. If there is any doubt about the material we will consider it suspect, or take additional samples.
6. We ensure the number of samples taken is in accordance with the HSG264.
7. We collect samples using the techniques set out in our UKAS accredited Sampling and Procedures Manual.
8. If requested, we will prepare and annotate sketch plans, detailing the location of all materials sampled, to avoid confusion by using descriptive text. Annotations will include the nature, condition, location and extent of the material.
9. Information within the report will include:
  - a. Details of the nature, location, extent and condition of the material, along with risk assessments and laboratory test results of samples taken, photographs and location diagrams.
  - b. Details of the sites, buildings and locations managed, together with diagrams, floor plans and photographs.
  - c. A risk assessment algorithm to produce an objective risk rating that may be used for comparative purposes.

- d. Periodic inspection record, providing an up to date risk assessment and historical record of the material, from its discovery to eventual removal.
10. We use a mathematical algorithm on the data conforming to HSG 264 Asbestos: the survey guide, which is described in detail at the beginning of the Appendices, (see under Method of Risk Assessment). This algorithm gives uniformity within the industry and leads to a more precise definition being applied to any suspected ACMs.
11. All suspect materials will be sampled in accordance with HSG264.
12. These materials are listed below:
- a) For sprayed coatings, one sample per 10 - 15 m<sup>2</sup> or in installations exceeding 100m<sup>2</sup>, one sample per 25 - 30 m<sup>2</sup> should be sufficient. Care will be taken to include all layers of the coating.
  - b) For Thermal System Insulation, in general one sample per 3m of pipe run, or for longer runs (over 20m) one sample every 6m will usually be sufficient. Particular attention will be paid to pipe-elbows, taps and valves. At least 2 samples of boiler or cylinder lagging should be taken from any one unit, with additional samples from any, 'patched' area of insulation on pipework.
  - c) For Insulating Board, one sample per sheet should be sufficient, provided it is representative of the sheet as a whole. If numerous, seemingly identical panels have been used, two or three sheets should be sampled. If they contain asbestos, the others will be assumed to do so too.
  - d) With Asbestos Cement Products, unless there are obvious differences between sheets, pipe runs etc, two or three samples should be taken for each roof, run of guttering or pipework. Particular care must be taken to avoid accidents when sampling roofing materials.
  - e) For asbestos ropes, yarns, cloth, millboard and paper products, one sample from each location should be sufficient.
  - f) For textured coatings, 2 to 3 samples to be taken in different areas of the ceiling or coated areas, as the material is unlikely to be uniform in content.
  - g) For thermo-plastic floor tiles, sealants and mastics, one sample will be taken from one tile of each colour used in each room or location where they are laid.
  - h) Bitumen roofing felt, damp-proof course, gutter lining and flashings will have one small sample taken per roll or run of material.
  - i) One sample will be taken from all similar subsequent findings, unless:
    - i. Results exist for identical building elements.
    - ii. A building element is suspected to have known ACMs and this is within the building element concerned. **(In which case NO further samples will be taken).**
13. Only one sample of each type of debris found in any one functional space is taken.

## END OF REPORT

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Richard Christmas  
Associate Director

**ATKINS**

4th Floor  
The Octagon  
Middleborough  
Colchester  
Essex  
CO1 1TG  
England

Tel. 07703345899