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UKAS INSPECTION
0213

Wembley Centre for Health Care

Asbestos Register – Copy 1

January 2003

Kensington and Chelsea NHS Primary Care Trust

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Name of Site:	Wembley Centre for Health Care
Address of Site:	116, Chaplin Road, Wembley, Middlesex HA0 4UZ
Type of Survey:	Type 2
Survey Commissioned by:	Kensington & Chelsea NHS Primary Care Trust
Date of Survey:	28th January 2003
R. A. Job No:	L2835

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Guide to the Use of Redhill Analysts' Surveys

This instruction sheet must be read before gleaning information from the survey.

Failure to use the information provided in the survey correctly may result in incorrect information or assumptions being obtained.

The following procedures should be adopted when identifying asbestos within a room or area;

The introduction and limitations of method should be read.

- This should be carried out in order to identify general areas within the building that were not accessed, or general areas or materials that may contain an asbestos content which are not shown on the drawings or within the summary of findings. These include areas such as electrical equipment and materials such as asbestos fuse linings within electrical switchgear.

- All areas of no access should be considered as containing asbestos until proven otherwise.

The area or room should be located on the drawings provided.

- The drawings will be found within Section 6 of the report.

- Where asbestos has been identified this is generally shown on the drawings in pink. A check should be made of all surrounding areas to ensure work carried out within the specified area does not affect asbestos elsewhere within the building.

- For example an asbestos firebreak above an entrance door between two rooms may only be reported once. It is therefore essential that all adjacent areas are checked within this report. Rooms above and below and external to the specified area should also be considered.

The specified area or room should be located within the Schedule of Findings.

- Findings will be listed for a room generally if either asbestos or probable asbestos has been identified. (With the exception of general areas outlined within the introduction and limitations of method).

- If asbestos is identified then a recommendation has been given and an assessment made.

- Where samples have been taken the analysis and content can be found within the Schedule of Bulk Samples.

- Photographs have been taken of general areas of interest. These photographs can be found within Section 4 of the report.

Risk Assessment

- Before undertaking any works on areas that contain asbestos or before changing the areas designated usage a risk assessment should be carried out to ascertain the possibility of exposure to asbestos.

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Wembley Centre for Health Care

1 Introduction

The brief for these works was to carry out a non-destructive survey for the presence of asbestos containing materials within all areas of the above site. The inspection and testing was conducted during normal working hours of operation minimising any disruption to the occupiers as far as practical. It should be noted that occupied buildings place certain restrictions on the scope of the survey in respect of access and sampling strategy.

This survey has been commissioned by Kensington and Chelsea NHS Trust and may not be reproduced/copied in part or whole without express permission of Redhill Analysts.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document. It is imperative that each section is read in conjunction with each other.

Initial Observations

The Wembley Centre for Health Care consists of three buildings. A new block which was built in 1998, an old hospital block in which a hard refurbishment took place in 1998 and an old administration office block which was also refurbished in 1998.

Asbestos residue has been identified within Plant Room 2 behind a pipe bracket. There was only restricted access within the Plant Room as Hot Works were taking place. It is believed that this contamination is present to all walls.

Asbestos cloth insulation has been identified to pipework within Plant Room 1

Asbestos gaskets to pipe flanges have been identified to Plant Room 1. It should be assumed that all gaskets contain asbestos unless proven otherwise.

Asbestos cement has been identified as panels beneath both shelves and window sills within rooms to all floors of Barham House. Where asbestos panels beneath window sills have not been identified it is believed that the asbestos cement is present sandwiched between the window sill and the wall.

An asbestos toilet cistern has been identified within Room 94 of the Old Hospital Block Ground Floor.

There are many no accesses within Barham House and the Old Hospital Block as keys were not available at the time of the survey.

Basis of Recommendations

The recommendations made within this report are based on the management of asbestos materials. The primary recommendation would therefore be encapsulation, labelling and regular inspection. It should be borne in mind that if individual project works are to be carried out in an area where asbestos has been identified and is due to remain, that an individual assessment should be carried out prior to any works commencing.

'The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed (if any). It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment which will take into account factors such as' (MDHS 100);

- The location of the material
- Its extent
- The use to which the location is put
- The occupancy of the area
- The activities carried on in the area &
- The likelihood/frequency with which maintenance activities are likely to take place

General Recommendations

Where asbestos debris has been identified access to these areas should be restricted until remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

Where asbestos is left in-situ there is a duty to implement a management policy to help prevent accidental damage occurring and to help prevent accidental exposure. The basic requirements of this policy are (from MDHS 100):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Repair, seal or remove, if there is a risk of exposure due to its condition or location
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with CAWR
- Review the plan at regular intervals

Where asbestos is removed there is a duty to ensure that the correct procedures are adhered to. Work with asbestos insulation, asbestos coating and asbestos insulation board should be undertaken by a licensed contractor and is subject to a 14 day notification by the HSE.

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within the HSG 189/2 Working with Asbestos Cement. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise (insurance) to undertake such works properly.

2 Methodology & Limitations

All areas within the property were visually examined for asbestos in accordance with the Scope of Work and brief given to us.

Although every care has been taken to identify all asbestos bearing products within this area, this survey does not include those areas where obtaining a sample would have caused undue damage to the building, risk the safety of our operatives or where access could not be gained. Redhill Analysts will provide access to areas up to 4 metres in height. Access to areas above this will incur extra cost if it is deemed necessary. Asbestos should be assumed to be present within these areas until a further assessment can be carried out.

It was not practical to examine all fire doors within the building. These doors may contain an asbestos panel, which would only become apparent through destructive sampling.

Every effort has been made to examine all partition walls. However, it is possible that some panels identified as non-asbestos may contain an asbestos fillet, which would only be discovered through destructive sampling. There is also the possibility that partition walls have been erected in front of solid wall slabs. These wall slabs may have a decorative coating e.g. artex which may contain asbestos.

No access has been made to flues, ducts, voids or any similarly enclosed areas, where access would require the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure.

No access has been made into concealed spaces, which may be present 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 i.e. the drawings and information supplied did not identify such voids.

No access has been made to any areas or surfaces that would require the removal or relocation of carpets, furniture and fixtures and fittings.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require removal and replacement of insulation, was considered outside the scope of this survey.

Materials have been referred to as Asbestos Insulation 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.

Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos with the exception of items such as bitumen, plastic, resin or rubber which may contain asbestos, the thermal and acoustic properties of which are incidental to their main purpose which falls outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board (Third Edition) 1999.

A representation of all materials suspected of containing asbestos were sampled and analysed in accordance with our documented in-house methods, MDHS 77 and MDHS 100 inline with our UKAS accreditation. Those materials not sampled have been extrapolated from similar samples. These samples are indicated within the Schedule of Findings with an X preceding the sample number. Redhill Analysts are accredited by UKAS for surveying.

It should be noted that this report is not intended as a scope of works for asbestos removal and that a detailed technical document could be provided upon request.

Areas of No Access

Electrical Switchgear	Could not be isolated. Asbestos cloth may have been used as spark quenchers or fuse guards.
Plant / machinery	Asbestos may be present within the plant.
Safes / Secure cabinets	No access could be made into these units at the time of the survey. It is historically known that asbestos materials have been used in the construction of some makes of such storage containers.
Floor Slab / Screed	Where pipework passes through floors or walls there is a possibility that some form of asbestos has been used as an insulating material.
Ducting / Risers	Certain ducts within the building may be concealed, or access to them would cause excessive damage to the building fabric. These areas may contain some form of asbestos. No access has been made within floor ducts.
Ceiling voids	Due to the occupancy of the building there was limited access to the ceiling voids. We were unable to access all ceiling voids due to occupancy of offices.
Concrete	Asbestos may be 'set' in concrete as a fixing point or expansion fillet etc.
Ventilation ducts	No access was made within metal ventilation ducting. There is a possibility of asbestos gasket material or an asbestos lining within the ducting.
External Elevations	Visual inspection only could be made of high-level elevations.
Skylights	Asbestos gasket material may be present within the construction. This could not be confirmed without destructive sampling.
No Access	There are multiple areas of no access within Barham House and the Old Hospital Block, due to keys not being available at the time of the survey.

Note

If any maintenance works are to be undertaken within the areas not accessed then a further survey and assessment should be carried out prior to these works.

3 Schedule of Findings & Recommendations

3.1 Barham House

3.1.1 GROUND FLOOR

There are solid walls and ceilings with plasterboard partition walls in places. There is a combination of floor lino and carpets to the floor. Where asbestos panels beneath window sills have not been identified it is believed that the asbestos cement is present sandwiched between the window sills and the wall.

3.1.1.1 Dental Administration Office

No asbestos found in this location.

3.1.1.2 Engineers Office

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.1.1.3 Entrance Hall

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA65830/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.4 Fuel Tanks

No asbestos found in this location.

3.1.1.5 Kitchen

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65829/ 10		Floor Lino		No Asbestos Detected			

3.1.1.6 Lobby

No asbestos found in this location.

3.1.1.7 Lobby 2

No asbestos found in this location.

3.1.1.8 Meeting Room

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.1.1.9 Office

No asbestos found in this location.

3.1.1.10 Passage

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65830/ 11	4.1	Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.11 Plant Room 1

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65834/ 15	4.3	Gasket to Pipe Flange	1 m^2	Chrysotile	Ropes, yarns & cloths	C	This gasket is sealed in a good condition. Gaskets should be removed under controlled conditions as part of ongoing maintenance works and replaced with a non asbestos alternative.
A65835/ 16	4.2	Cloth Insulation	1 m^2	Chrysotile	Ropes, yarns & cloths	B	This cloth insulation is raw and friable. The cloth insulation should be removed under controlled conditions.

3.1.1.12 Plant Room 2

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65836/17	4.4	Insulation Residue Behind Bracket	1 m^2	Chrysotile	Insulation products	A	There was restricted access within the Plant Room due to hot works taking place. It should be assumed that asbestos residue is present to all surfaces until a further assessment is carried out. This residue is raw and friable. The insulation should be removed under controlled conditions. All walls should be thoroughly decontaminated.

3.1.1.13 Room G01

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.1.1.14 Room G02

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA65830/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.15 Room G03

No asbestos found in this location.

3.1.1.16 Room G04

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.1.1.17 Room G05

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA6583 0/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	There are 2 no. panels within this room. This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.18 Room G06

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA6583 0/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	There are 2 no. panels within this room. This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.19 Room G07

No asbestos found in this location.

3.1.1.20 Room G11

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA65830/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	There are 2 no. panels within this room. This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.21 Room G12

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA65830/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.22 Room G13

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA65830/11		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.1.23 Room G14

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.1.1.24 Stair 1

No asbestos found in this location.

3.1.1.25 Stair 2

No asbestos found in this location.

3.1.1.26 Store 1

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.1.1.27 Store 2

No asbestos found in this location.

3.1.1.28 Store 3

No asbestos found in this location.

3.1.1.29 Waiting Room

No asbestos found in this location.

3.1.2 FIRST FLOOR

There are solid walls and ceilings with plasterboard partition walls in places. There is a combination of floor lino and carpets to the floor. Where asbestos panels beneath window sills have not been identified it is believed that the asbestos cement is present sandwiched between the window sills and the wall.

3.1.2.1 Cloaks

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.2.2 Corridor

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65831/12		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	There are 2 no. panels within this room. This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.2.3 Room A01

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA65831/12		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	C	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.2.4 Room A02

No asbestos found in this location.

3.1.2.5 Room A03

No asbestos found in this location.

3.1.2.6 Room A04

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.2.7 Room A05

No asbestos found in this location.

3.1.2.8 Room A06

No asbestos found in this location.

3.1.2.9 Room A07

No asbestos found in this location.

3.1.2.10 Room A08

No asbestos found in this location.

3.1.2.11 Room A09

No asbestos found in this location.

3.1.2.12 Room A10

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.2.13 Room A11

No asbestos found in this location.

3.1.2.14 Room A12

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.2.15 Room A14

No asbestos found in this location.

3.1.2.16 Room A15

No asbestos found in this location.

3.1.2.17 Room A16

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA6583 1/12		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	There are 3 no. panels within this room. This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.2.18 Stair 1

No asbestos found in this location.

3.1.2.19 Stair 2

No asbestos found in this location.

3.1.2.20 WC1

No asbestos found in this location.

3.1.2.21 WC2

No asbestos found in this location.

3.1.2.22 WC3

No asbestos found in this location.

3.1.3 SECOND FLOOR

There are solid walls and ceilings with plasterboard partition walls in places. There is a combination of floor lino and carpets to the floor. Where asbestos panels beneath window sills have not been identified it is believed that the asbestos cement is present sandwiched between the window sills and the wall.

3.1.3.1 Cloaks

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.3.2 Corridor

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
XA6583 1/12		Panel under Shelf	1 m^2	Chrysotile	Asbestos cement products	D	This panel is encapsulated in a good condition. This panel should be labelled as asbestos to help prevent any accidental damage.

3.1.3.3 Kitchen

No asbestos found in this location.

3.1.3.4 Room B01

No asbestos found in this location.

3.1.3.5 Room B02

No asbestos found in this location.

3.1.3.6 Room B03

No asbestos found in this location.

3.1.3.7 Room B04

No asbestos found in this location.

3.1.3.8 Room B05

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.3.9 Room B06

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.3.10 Room B07

No asbestos found in this location.

3.1.3.11 Room B08

No asbestos found in this location.

3.1.3.12 Room B09

No asbestos found in this location.

3.1.3.13 Room B10

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.3.14 Room B11

No asbestos found in this location.

3.1.3.15 Room B12

No asbestos found in this location.

3.1.3.16 Room B13

No asbestos found in this location.

3.1.3.17 Room B14

No asbestos found in this location.

3.1.3.18 Room B15

No asbestos found in this location.

3.1.3.19 Room B16

No asbestos found in this location.

3.1.3.20 Room B17

No asbestos found in this location.

3.1.3.21 Room B18

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.3.22 Stair 1

No asbestos found in this location.

3.1.3.23 Stair 2

No asbestos found in this location.

3.1.3.24 Store

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access as the keys were not available at the time of the survey.

3.1.3.25 WC1

No asbestos found in this location.

3.1.3.26 WC2

No asbestos found in this location.

3.2 New Block

3.2.1 GROUND FLOOR

This floor has solid walls with plasterboard partitions, plaster ceilings with solid ceilings above and a combination of floor lino and carpets to the floor. No asbestos has been identified to this floor.

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65827/8		Panels to Switchgear		No Asbestos Detected			This sample has been taken from room WG54
A65828/9		Floor Lino		No Asbestos Detected			This sample has been taken from room WG03

3.2.2 FIRST FLOOR

This floor has solid walls with plasterboard partitions, plaster ceilings with solid ceilings above and a combination of floor lino and carpets to the floor. No drawings have been supplied for this floor.

No asbestos found in this location.

3.3 Old Hospital Block

3.3.1 GROUND FLOOR

There are solid walls with plasterboard partitions in places. Ceilings are a mixture of plaster and solid with loft spaces in some areas and MMMF suspended ceiling tiles in places. Floors have a combination of carpets and floor lino. Pipework is MMMF insulated.

3.3.1.1 Room 001 - 021

No asbestos found in this location.

3.3.1.2 Room 022

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65820/ 1		Beam Cladding		No Asbestos Detected			

3.3.1.3 Room 023

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been made as there was meeting taking place at the time of the survey.
A65821/ 2		Pipe Insulation		No Asbestos Detected			This sample has been taken from the loft space above this room.

3.3.1.4 Room 024 - 025

No asbestos found in this location.

3.3.1.5 Room 026

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as a meeting was taking place at the time of the survey.

3.3.1.6 Room 027 - 029

No asbestos found in this location.

3.3.1.7 Room 030

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.8 Room 031

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65822/ 3		Floor Lino		No Asbestos Detected			

3.3.1.9 Room 032

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.10 Room 033 - 036

No asbestos found in this location.

3.3.1.11 Room 037

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.12 Room 038

No asbestos found in this location.

3.3.1.13 Room 039

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.14 Room 040

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.15 Room 041 - 078

No asbestos found in this location.

3.3.1.16 Room 079

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.17 Room 080

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.18 Room 081

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.19 Room 082 - 088

No asbestos found in this location.

3.3.1.20 Room 089

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.21 Room 090 - 093

No asbestos found in this location.

3.3.1.22 Room 094

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65823/4	4.5	Toilet Cistern	1 m^2	Amosite	Plastics, resins, bitumens, mastics	C	This cistern is sealed in a good condition. The cistern should be labelled as asbestos to help prevent any accidental damage.

3.3.1.23 Room 095

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.24 Room 096

No asbestos found in this location.

3.3.1.25 Room 097

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.26 Room 098

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.27 Room 099

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.28 Room 100

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.29 Room 101

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.30 Room 102

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.31 Room 103 - 104

No asbestos found in this location.

3.3.1.32 Room 105

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.33 Room 106

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65833/ 14		Floor Lino		No Asbestos Detected			

3.3.1.34 Room 107

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.35 Room 108 - 117

No asbestos found in this location.

3.3.1.36 Room 118

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.37 Room 119 - 134

No asbestos found in this location.

3.3.1.38 Room 135

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65824/ 5		Floor Lino		No Asbestos Detected			

3.3.1.39 Room 136 - 149

No asbestos found in this location.

3.3.1.40 Room 150

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.41 Room 151 – 163

No asbestos found in this location.

3.3.1.42 Room 164

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65832/ 13		Panel Surround to Skylight		No Asbestos Detected			

3.3.1.43 Room 165

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.44 Room 166

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.45 Room 167

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.46 Room 168

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.47 Room 169

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.1.48 Room 170

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65825/ 6		Panels to Wall		No Asbestos Detected			

3.3.1.49 Room 171 - 196

No asbestos found in this location.

3.3.1.50 Room 197

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
A65826/7		Flashing to Edges		No Asbestos Detected			

3.3.1.51 Room 198 - 202

No asbestos found in this location.

3.3.2 FIRST FLOOR

There are solid walls and ceilings with MMMF suspended ceiling tiles in places. Floors have a combination of carpets and floor lino. There is uninsulated pipework.

3.3.2.1 Room 01 - 22

No asbestos found in this location.

3.3.2.2 Room 23

Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.2.3 Room 24 - 29

No asbestos found in this location.

3.3.2.4 Room 30

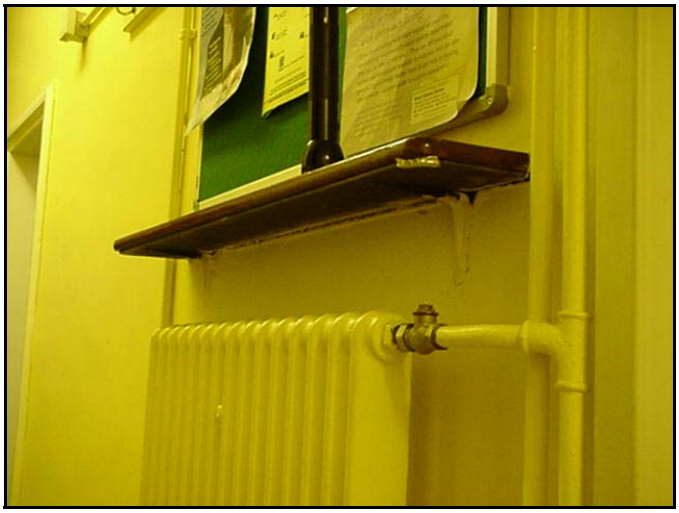
Sample No.	Photo ref.	Material Description	Material Extent	Analysis	Classification	Hazard	Comments & Recommendations
No Access							No access has been gained as the keys were not available at the time of the survey.

3.3.2.5 Room 31 - 33

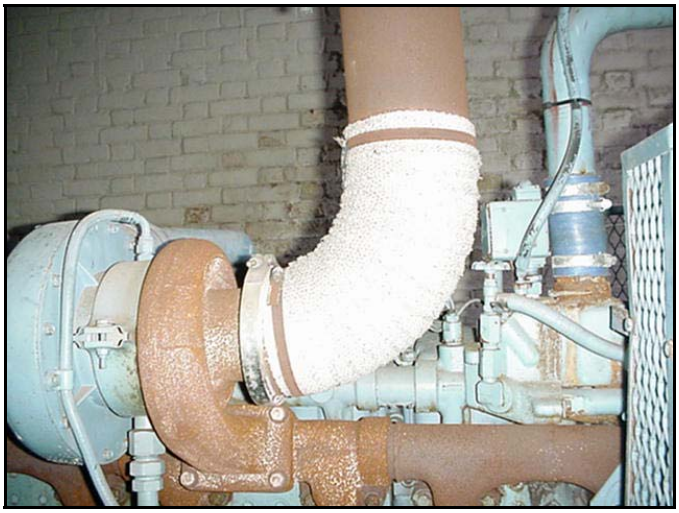
No asbestos found in this location.

4 Photographs

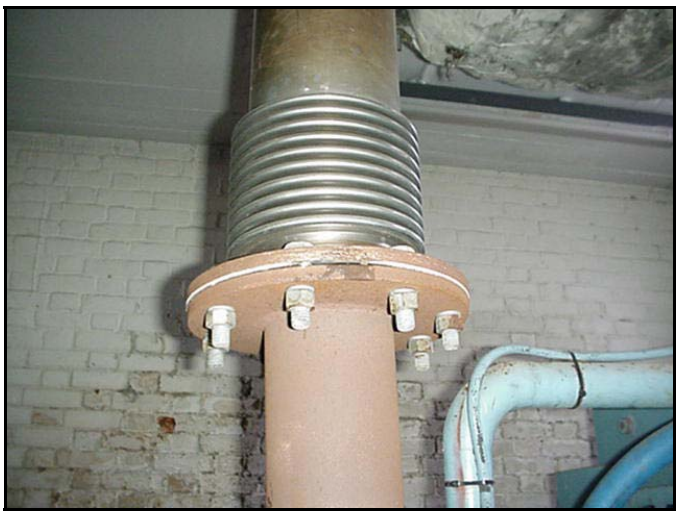
4.1 Asbestos cement panel under shelf



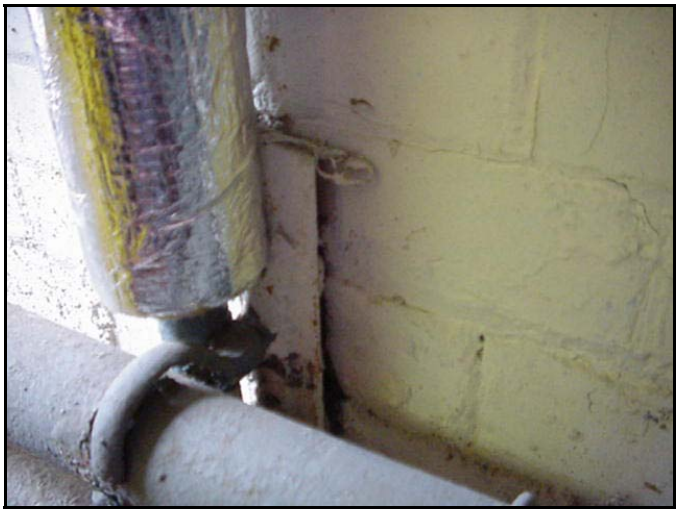
4.2 Asbestos cloth insulation



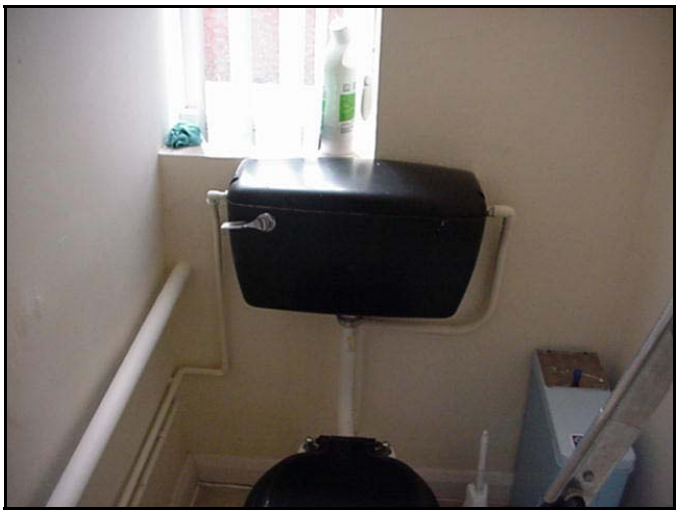
4.3 Asbestos gasket to pipe flange



4.4 Asbestos insulation residue behind bracket



4.5 Asbestos toilet cistern



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Order Number:

Job No: L2835

Schedule of Bulk Samples

Client:	**Kensington & Chelsea NHS Trust**
Address:	Estates and Facilities Management St Charles Hospital Exmoor Street London, W10 6DZ
Date Samples Taken:	28th January 2003
Date of Analysis:	30th January 2003
No. of Samples:	17
Samples Analysed by:	A. Edwards
Samples taken by:	K. Moon
Site Location:	**Wembley Centre for Health Care**

Where the sample is not taken by the Analyst, Redhill Analysts cannot be responsible for inaccurate or unrepresentative sampling.

Schedule of Bulk Samples for B280103KM1 (1-page) forms part of this report and is attached:

Note:
Analysis was carried out in accordance with our documented in-house methods and MDHS 77 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques. Samples are retained for not less than four weeks from the date of analysis unless specifically requested.

Content and comment lie outside the scope of UKAS accreditation.

Terms used to describe '**Content**' are Trace, Moderate and Substantial. These are approximately <5%, 5 – 25% and > 25% of total asbestos content respectively.

Signed on behalf of Redhill Analysts:

Print Name: CHRIS PEARCE
Position: SURVEY MANAGER
Date of Issue: 28/2/03

UKAS TESTING 0611

constructionline

Survey of Wembley Centre for Health Care

Schedule of Bulk Samples

Report Ref: B280103KM1
Client: Kensington and Chelsea NHS Trust 28-Jan-03

Sample No	Drg Ref	Block	Floor	Location	Description	Extent	Analysis	Content	Condition
A65820	1	Hospital	Ground	Room 022	Beam Cladding	8m²	N.A.D.		
A65821	2	Hospital	Loft	Loft above Room 023	Pipe Insulation	60m²	N.A.D.		
A65822	3	Hospital	Ground	Room 031	Floor Lino	200m²	N.A.D.		
A65823	4	Hospital	Ground	Room 094	Toilet Cistern	1m²	Amosite	Trace	Sealed with Low Damage
A65824	5	Hospital	Ground	Room 135	Floor Lino	90m²	N.A.D.		
A65825	6	Hospital	Ground	Room 170	Panels to Wall	2m²	N.A.D.		
A65826	7	Hospital	Ground	Room 197	Flashing to Edges	45m²	N.A.D.		
A65827	8	New	Ground	Room WG54	Panels to Switchgear	4m²	N.A.D.		
A65828	9	New	Ground	WG03	Floor Lino	220m²	N.A.D.		
A65829	10	Barham	Ground	Kitchen	Floor Lino	8m²	N.A.D.		
A65830	11	Barham	Ground	Passage	Panel under Shelf	1m²	Chrysotile	Moderate	Encapsulated with Low Damage
A65831	12	Barham	First	Corridor	Panel under Shelf	1m²	Chrysotile	Moderate	Encapsulated with Low Damage
A65832	13	Hospital	Ground	Room 164	Panel Surround to Skylights	1m²	N.A.D.		
A65833	14	Hospital	Ground	Room 106	Floor Lino	35m²	N.A.D.		
A65834	15	Barham	Ground	Plant Room 1	Gasket to Pipe Flange	1m²	Chrysotile	Substantial	Sealed with Low Damage
A65835	16	Barham	Ground	Plant Room 1	Cloth Insulation	1m²	Chrysotile	Substantial	Raw and Friable
A65836	17	Barham	Ground	Plant Room 2	Insulation Residue behind Bracket	1m²	Chrysotile	Moderate	Raw and Friable

[redacted]

[redacted]

[redacted]

[redacted]

Glossary of Terms

Asbestos

- The name given to a group of naturally occurring fibrous silicate minerals commonly found in rocks world-wide.
- The fibres are flexible, mechanically strong and highly resistant to heat and chemical attack
- The three main types are:
    - **Amosite** Brown asbestos
    - **Chrysotile** White asbestos
    - **Crocidolite** Blue asbestos

A.I.B.

- Asbestos Insulating Board. Used extensively between the 1950's to 1970's in all types of buildings.
- This typically contains approximately 16–40% asbestos, in a mix of Portland cement or hydrated lime and silica.
- Both Amosite and Chrysotile are common within this type of boarding.

Hazard

- The hazard of a particular substance or process can be defined as its potential to cause harm.

Risk

- The risk defines the likelihood of a particular substance or process causing harm in the particular circumstance of use.

Asbestos cement (A/C)

- This typically contains 10-15% asbestos.
- Although all three main asbestos types have been used, chrysotile is the most common type.
- Asbestos fibre is added to hydrated Portland cement and the end product compressed into flat or corrugated sheets, pipes or moulded goods.

Controlled Conditions

- Any measure adopted to control exposure and the spread of asbestos fibres. These measures may range from suppression to full enclosure.

Bulkhead

- This is a vertical panel that is used to cover any exposed voids. e.g. to a suspended ceiling.

Duct

- Any casing, chase, crawl-way or subway to carry anything, such as cables or pipes

Etonite

- This is a hard novalack material.
- All three types of asbestos have been used within its manufacture.
- Due to it's hard nature this material present only a minimal risk of fibre release.

Fascia Panel

- This is a board mounted in an elevated position to appear as a band or stripe.

MMMF

- Man Made Mineral Fibre.
- This includes materials such as fibreglass, fibreboard etc.

Flashing

- Overlap panel used to prevent water leakage.

Soffit Panel

- This is a panel that forms the underside of any part of a building.

Category Explanation

Basic Principles

Asbestos that is found to be present does not necessarily create an unacceptable risk. Asbestos is the hazard, the risk can only be defined when this hazard is assessed within the environment in which it is found. This assessment must take into account the activities carried out near or on the asbestos for the assessment to be able to present viable recommendations.

General Guidelines for an Assessment

There are two types of assessment that may be carried out:

The material assessment – this assesses the ability of asbestos materials to release fibres into the air should it be disturbed. This assessment can be undertaken as part of the survey, as it requires no knowledge about the building use etc. The main parameters that determine the ability of the material to release airborne fibres and the relative hazard of the types of fibre released are;

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

The material assessment algorithm (see attached key to assessment) will give a good initial guide to the priority for a control action, as it will identify the high-risk materials. However, a high material score may not always require a high priority control action, if no one needs to enter the area, or suitable precautions to reduce the risk can be taken on the few occasions when the area is occupied.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7-9 are regarded as having a medium potential and between 4-6 a low potential. Scores of 3 or less have a very low potential to release fibres. These are represented as A, B, C & D respectively within the survey report.

The priority assessment – this takes into account various human factors in order to modify the priority assigned by the material assessment. This can only be effectively achieved with direct input from the building occupiers / managers. Parameters, which should be considered, would include;

- The location of the material
- Its extent
- The use to which the location is put
- The level of occupancy of the area
- The activities carried on in the area, and
- The likelihood/frequency with which maintenance activities are likely to take place.

A detailed risk assessment can only be carried out with the detailed knowledge of the above parameters. Although the surveying team may be able to contribute some of the information required for the risk assessment, the duty holder under CAWR is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the property and the activities carried out within. This risk assessment will form the basis of the management plan.

Each of the above parameters consists of a number of subheadings, which are all individually assessed. These assessments are then averaged for each main heading (An example of the priority assessment is attached to this document).

Other factors such as planned refurbishment may override the priority for remediation or the type of remediation.

The potential for disturbance must also be assessed and the feasibility of a management system operating. For example:

- If the asbestos is retained could it interrupt the safe maintenance/repairs required and would the services that would be affected by this be critical to the occupiers.
- If the asbestos is within a locked room can access be adequately controlled?

The two points raised above relate to instances such as; the failure of an electrical supply above a suspended asbestos ceiling. In this case the occupier would usually no longer be able to trade or a department would have to be shut. An electrical contractor would be brought in on an emergency basis. The individual - electrician - would be placed in a situation where the safety guidelines regarding the asbestos may seem of secondary importance to the needs of their client and this could subsequently lead to the hazard being ignored.

In cases such as these the asbestos should either be removed or if retained, a procedure of dealing with emergencies must be set up to ensure that critical access points were provided and maintained.

Category A1

Using the above principles materials can be categorised. The top priority – Cat A1 – would be given to those materials that present an unacceptable risk and require immediate attention. It does not mean that this material must be removed; it means that steps must be taken to remove the risk from those affected by it. This could be as simple as locking a room or undertaking minor repair works or setting up a safe management procedure etc.

Further Categories

Whether a material must be removed is a Client decision. We are willing to give our advice based on our experience. In essence if there is no budget to remove asbestos then a more economical answer will be its management. In extreme cases management may mean total segregation of a room, area or building until such time as the budget can be made available. When surveying properties of any number it is important to realise that management must begin as soon as practicable to allow a programme of remedial works to proceed. It would be impossible to remove every item of asbestos overnight and there is little point in trying.

Prioritisation

The category codes allocated should be used as a means of prioritising work. When the risk has been contained it is then necessary to address the next phase, which is, what should be removed, repaired and/or managed.

Management and control actions

The priority assessment score and the material assessment category are the two outputs from the risk management assessment and can be ranked to determine the priority of the management and control actions.

Management actions may include;

- Maintain and update asbestos register
- Monitor condition
- Restrict access / isolate
- Label
- Inform
- Train
- Define and use safe systems of work
- Operate a permit to work system

Control actions may include;

- Clean up debris
- Repair
- Encapsulate
- Enclose
- Remove

Category Codes - Material Assessment

Cumulative score	Hazard Rating	Action Required
10 - 12	A	This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/m.
7 - 9	B	These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed. The main difference between Cat A and Cat B is that Cat A materials are currently in a state likely to expose people whereas Cat B items may show signs of historic damage but this damage has been made good and debris cleared up.
4 - 6	C	These are items that have no, or very little, sign of historical damage and are usually board or panels, which are not easily accessed.
0 - 3	D	This covers asbestos cement, resins, artex, plastics, rubber etc containing asbestos, which do not generally present a significant risk.

	Score	Examples
Product Type	1	Etonite, cement, lino, paints, artex etc
	2	AIB boarding, gaskets, ropes, textiles etc
	3	Thermal insulation

Condition	0	No visible damage
	1	Low damage – e.g scratches
	2	Medium damage – e.g. breakage of material revealing fibres
	3	High damage – visible debris

Treatment	0	Composite materials – Etonite, vinyls, painted AC
	1	Enclosed sprays and lagging, encap. AIB, unsealed AC
	2	Unsealed AIB, encap. Lagging and sprays
	3	Unsealed lagging and sprays / debris

Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Category Codes - Priority Assessment

Cumulative score	Priority Rating	Action Required
10 - 12	1	This is allocated to those items, which are in a position, which presents an unacceptable risk to occupiers etc.
7 - 9	2	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
4 - 6	3	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or extents that if disturbed would lead to a minimal fibre release.
0 - 3	4	This covers items, which are in locations not readily accessible and are unlikely to be disturbed.

Assessment parameter	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. Fire door with AIB sheet in constant)
Secondary activities for area	As above	As above
Likelihood of Disturbance		
Accessibility	0	Usually inaccessible
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Location	0	Outdoors
	1	Large Rooms
	2	Rooms up to 100m²
	3	Confined spaces
Extent	0	Small amounts or items
	1	<10m² or 10m
	2	>10 – 50m² or 10 – 50m
	3	>50m² or >50m
Human Exposure Potential:		
Number of occupants	0	None
	1	1 – 3
	2	4 – 10
	3	>10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily

Average time each use	0	<1
	1	>1 - <3 hours
	2	>3 - <6 hours
	3	>6 hours

Maintenance Activity		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for recabling).

Frequency of maintenance activity	0	ACM unl kely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	> 1 per month