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Aneurin Bevan Local Health Board



Type 3 Asbestos Survey Report No. 09B14748 of South Lodge St Cadoc's Hospital Lodge Road Caerleon NP18 3XQ

Authorised by: Adrian Griffiths CCP (Asb)

Date of Report: 11th November 2009



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1. EXECUTIVE SUMMARY & RECOMMENDATIONS

1.1 The following asbestos containing materials (ACMs) were found within the surveyed areas of the site::

1.1.1 South Lodge

Sample number / inclusion ref:	Location & description of material	Material type	Asbestos type	Amount	Recommendations reference (see 1.2 table)
09B14748/10	External damp proof course	Bitumen	Chrysotile (white)	20lm	A
09B14748/P1	External downpipe rope seals (presumed)	Rope	Chrysotile (white)	2lm	B
09B14748/P2	Cloth wrap to internals of disused electrical conduits (presumed)	Cloth	Chrysotile (white)	Unquantifiable	C

1.2 Recommendations

Recommendation reference	Recommendation
A	If refurbishment works are not to involve the knocking down of external walls record in asbestos register and manage in place.
B	By virtue of Regulation 3 of the Control of Asbestos Regulations 2006 these products would be classified as non licensed and the exposure described as "sporadic and low intensity" These can be removed by non licensed contractors so long as they are suitably trained and follow the guidance on the removal of these products, specifically ACoP L143 and Guidance Note HS(G) 210, Asbestos Essentials. These guidance notes are often too onerous for non licensed contractors to comply with so NAS Ltd often recommend the use of licensed contractors to conduct the work.
C	During refurbishment works do not disturb disused electrics.

1.3 No further asbestos containing materials could be reasonably located within the confines of a type 3 survey as described by the U.K. Health and Safety Executive (HSE) document Methods of Determination of Hazardous Substances 100: "Surveying, Sampling and Assessment of Asbestos-Containing Materials" (MDHS 100).

1.4 Both Section 2 *Introduction* and Section 3 *Survey Brief and Caveat* of this survey report must be read in conjunction with this section as these sections detail the site areas and items excluded from the scope of the survey and any areas and items that could not be accessed for inspection during the survey, and as such have not been surveyed.

2.

INTRODUCTION

- 2.1 Steve Knight of Aneurin Bevan Local health Board has commissioned NAS Laboratories to undertake an asbestos survey of the following specific areas within South Lodge, St Cadoc's Hospital, Lodge Road, Caerleon, NP18 3XQ. The proposed refurbishment works were to be carried out in each of the following areas which were supplied by the client:

Room number	Proposed refurbishment works as supplied by client also shown on plan in the appendices page 30
Hallway/porch	Redecoration, new flooring, Renew front door
Lounge SCSL 002	Redecoration, new flooring, Renew two box frame windows
Dining room SCSL 003	Ease cupboard doors and fit new door locks and furniture, redecoration, new flooring
Kitchen SCSL 005	Remove existing kitchen units etc. Redesign and fit new kitchen, tiling etc, redecoration, new flooring
Utility room	Supply services for washing machine, plumb in machine, supply electrical services for washing machine, tumble dryer and fridge, redecoration, new flooring.
Rear porch	Renew rear entrance door and frame, ease cupboard door, redecoration, new flooring.
Stair and landing SCSL 004/101	Redecoration, new flooring and stair nosing, Renew attic door and frame.
Bedroom SCSL 102	Redecoration and new flooring
Bedroom SCSL 103	Redecoration and new flooring
Bedroom SCSL 105	Redecoration and new flooring
Bathroom SCSL 104	Renew toilet, remove bath and replace with shower cubicle, remove tiles and renew, redecoration and new flooring
General notes	Renew internal and external lighting, service central heating system, external decoration, clean out or renew external guttering, clean up and dispose of rubbish around house, check and repair overflow at rear.

- 2.2 The client has commissioned this survey specifically for the refurbishment of the building.
- 2.3 The South Lodge is a circa 1910 build two storey unoccupied lodge house. It occupies part of the hospital grounds by the main entrance to the front of the hospital. The building has a pitched tile roof with red brick walls
- 2.4 The client has requested that only the following site areas be included within the scope of this survey:

2. INTRODUCTION

2.4.1 South Lodge

Areas to be surveyed	Occupied / unoccupied / derelict	Current or former utilisation
South Lodge	Unoccupied	Lodge house
Brief description of general construction:		
The South Lodge is a circa 1910 build two storey unoccupied lodge house. It occupies part of the hospital grounds by the main entrance to the front of the hospital. The building has a pitched tile roof with red brick walls		
The following items within this area were not surveyed upon the request or agreement of the customer:		
<ul style="list-style-type: none">• <i>Block work cavities</i>• <i>Areas / items behind identified / presumed ACMs</i>• <i>Live electrical fittings & equipment</i>• <i>Potential hidden shuttering around fixed concrete structures</i>• <i>Porch above tongue and groove ceiling panels</i>• <i>Porch under wooden plinths/shelving to wall</i>		

2.5 No other buildings or site areas within the site were surveyed.

2.6 The scope of the survey (including the exclusion of the areas, items and materials detailed above) has been agreed with the customer in accordance with NAS Laboratories survey planning and contract review procedures. The customer is advised that all areas, items and materials excluded from the scope of the survey should be presumed to contain asbestos unless proven otherwise.

2.7 The survey was conducted by Adrian Griffiths, lead surveyor for NAS Laboratories on the 9th November 2009. All surveyors employed by NAS Laboratories are by virtue of their qualifications, training, and experience, competent to undertake Asbestos surveys and to give expert opinion on asbestos-related matters. NAS Laboratories is accredited by UKAS to undertake bulk sampling and analysis, air sampling, 4 stage clearance testing, fibre counting and asbestos surveying.

2.8 The survey undertaken was a type 3 survey as described in MHDS 100. This type of survey is recommended by NAS Laboratories, where the client requires a sampling survey to confirm or refute the presence of asbestos-containing materials prior to demolition or refurbishment; and for the quantification of any asbestos containing material found.

2.9 **In addition to any areas and items excluded from the scope of survey, certain areas or items of the building may not have been surveyed to type 3 survey standards due to access or inspection constraints; these are detailed in Section 3 of this report and should be presumed to contain asbestos unless proven otherwise.**

2.

INTRODUCTION

- 2.10 Details of all identified asbestos inclusions are marked on plans within Appendix 2, as supplied by the customer; the plans record detail the location of where each sample was taken and where the surveyor has identified materials presumed or strongly presumed to contain asbestos. The plans are provided in this report for cross reference purposes only and NAS Laboratories take no responsibility for the scale of the plans.
- 2.11 This report is provided in accordance with the agreed Survey Plan, our Contract Review and our standard terms & conditions as previously supplied. It is prepared exclusively for the customer and may not under any circumstances be used or relied upon by any third party.
- 2.12 NAS Laboratories can accept no responsibility for misinterpretation of this report or failure by the customer to provide correct and complete survey plan information as required by MDHS 100.

Authorised by: Adrian Griffiths
Date: 11th November 2009

Signed:



Technical review by: Teresa Lock
Date: 11th November 2009

Signed:



3.

SURVEY BRIEF AND CAVEAT

- 3.1 The survey was carried out in order that Aneurin Bevan Local Health Board can comply with its duties under The Health & Safety at Work Act 1974 whereby it has a duty to protect the health and Safety of its staff and that of other who may be affected by its undertaking.

Furthermore by virtue of The Management of Health and Safety at Work Regulations 1999 and The Management of Health and Safety at Work Regulations (amendment) 2006 Regulation 3 states

Every employer shall make a suitable and sufficient assessment of -

(a) the risks to the health and safety of his employees to which they are exposed whilst they are at work; and

(b) the risks to the health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking,

Furthermore Regulation 4 of the same requires an employer to implement preventive and protective measures on the basis of general principles of prevention specified in Schedule 1 to the Regulations:

"the preventive and protective measures" means the measures which have been identified by the employer or by the self-employed person in consequence of the assessment as the measures he needs to take to comply with the requirements and prohibitions imposed upon him by or under the relevant statutory provisions..."

In addition to the above the Employer has specific duties under the Control of Asbestos Regulations 2006 which include Regulation 5 which states:

An employer shall not undertake work in demolition, maintenance, or any other work which exposes or is liable to expose his employees to asbestos in respect of any premises unless either -

(a) he has carried out a suitable and sufficient assessment as to whether asbestos, what type of asbestos, contained in what material and in what condition is present or is liable to be present in those premises; or

(b) if there is doubt as to whether asbestos is present in those premises he -

*(i) assumes that asbestos is present, and that it is not chrysotile alone, and
(ii) observes the applicable provisions of these Regulations.*

- 3.2 The purpose of this survey was to locate and assess all practically accessible asbestos containing materials in the building, to assist the client in costing the removal of the asbestos prior to refurbishment or demolition and to comply with CDM regulations.
- 3.3 NAS Laboratories has a dedicated sampling protocol for the surveying of buildings for asbestos-containing materials. This is contained in the company's Technical Procedures Manual.

3.

SURVEY BRIEF AND CAVEAT

- 3.4 The method used consists of a visual inspection of all areas by a trained and competent asbestos surveyor, and sampling of areas at the frequency stated in the company's Technical Procedures Manual, Survey Plan & Risk Assessment or at the asbestos surveyor's discretion.
- 3.5 All accessible areas within the agreed scope of the survey were inspected except those listed in this section.
- 3.6 Photographs were taken of the asbestos containing materials and can be found in Section 5 Survey Information Sheets of this report.
- 3.7 During the course of the survey, all reasonable efforts were made to identify the physical presence of asbestos-containing materials within the accessible areas of the building. Historically, asbestos-containing materials were frequently concealed within the fabric of buildings or within sealed building voids. Therefore, it is not possible to regard the findings of any asbestos survey as being definitive. There always remains a possibility that asbestos-containing materials may be found during refurbishment or demolition activities.
- 3.8 NAS Laboratories would advise that the material was often used repetitively, such as fire protection in pipe penetrations and as gasket material on air conditioning ducting. Not all of these asbestos inclusions have been specifically identified in this survey. Caution must be used and asbestos must be suspected as present in every case.
- 3.9 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 3.10 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. The surveyor has made a presumption that similar products are constructed of the same material.
- 3.11 Where textured coatings exist within the building, our surveyors sample this material in accordance with the company's Technical Procedures Manual. On occasion however, due to the non homogenous nature of textured coatings, some samples will be found to contain asbestos and some will not. Where only a few samples are found to be negative but the rest are positive and there is no physical (such as being within a different building) or visual difference then the surveyor must assume for management purposes that all samples are presumed to be positive. If it is possible for the surveyor to find precise physical or visual differences between the positive and negative samples then they may be able to provide an adequate differentiation within the report.

3. SURVEY BRIEF AND CAVEAT

3.12 The following areas or items are within the scope of the survey but could not be inspected, or fully accessed for inspection due to unforeseen constraints:

Area / item	Exclusion / accessibility & reasons	Limitations & consequences
Behind fire place in lounge	Limited inspection was made behind fire place. Full access was not gained as major demolition was required.	The areas / items must be presumed to contain asbestos with regard to Regulation 5 of CAR 2006 and the CDM 2007 regulations, and included within the asbestos register for the site until proven otherwise.

3.13 NAS Laboratories recommends that samples be taken of materials suspected of containing asbestos which may be uncovered within the areas listed above or within the areas of the site which were not included in this survey.

3.14 For reasons set out in this report, the results cannot give an assurance that all asbestos-containing materials have been found and must not be thought to do so. This was a type 3 survey as described by MDHS 100.

3.15 From the evidence of the inspections, and the sampling and analysis undertaken, it is clear that asbestos-containing materials are present in the areas detailed in this report.

3.16 The terms **strongly presumed** or **presumed** may appear in this report. These terms are used by experienced and competent asbestos surveyors upon visual inspection of material. These terms are defined in MDHS 100, section 11 as follows:

i) **Strongly presumed (SP)** refers to material that through visual inspection, the asbestos surveyor has good reason to suspect that the material contains asbestos but no laboratory analysis has been undertaken as confirmation. For example: one gasket in a boiler room has been analysed to contain asbestos, thus it can be strongly presumed that all the gaskets contain asbestos.


ii) Material must be **presumed (P)** to contain asbestos when there is insufficient evidence to suggest it is not an asbestos-containing material. For example: an area that is not assessable must be presumed to contain asbestos, as there is no evidence to prove that asbestos is not present.

3.

SURVEY BRIEF AND CAVEAT


- 3.17 No risk assessments for the purposes of managing the asbestos containing materials were undertaken as this was a type 3 survey
- 3.18 Air monitoring was not undertaken during this survey and appropriate care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3.19 Any person undertaking work within the buildings should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, subcontractors and others.
- 3.20 This report has been written with reference to the various regulatory authority Guidance Notes issued and current at the date of this report and describes circumstances at the site on the date of the survey.

SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/01	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Entry porch Stair tread	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Vinyl	
Quantity:	1 lm	


Sample number / inclusion ref:	09B14748/02	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Entry porch Plaster coving	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Plaster	
Quantity:	4 lm	


SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/03	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Lounge Lathe & plaster ceiling	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Plaster	
Quantity:	12m ²	


Sample number / inclusion ref:	09B14748/04	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Stairwell Stair tread	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Vinyl	
Quantity:	16 lm	


SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/05	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Kitchen Sink & drainer pads	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Bitumen	
Quantity:	2 items	


Sample number / inclusion ref:	09B14748/06	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Understairs cupboard Lining to underneath of stairs	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Board	
Quantity:	2m ²	


SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/07	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Bedroom SCSL 102 Lining to walls	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Board	
Quantity:	40m ²	


Sample number / inclusion ref:	09B14748/08	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Debris from right hand side of loft	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Debris	
Quantity:	Unquantifiable	

SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/09	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Debris from left hand side of loft	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Debris	
Quantity:	Unquantifiable	


Sample number / inclusion ref:	09B14748/10	
Survey Date:	9 th November 2009	
Location of material:	South Lodge External Damp proof course	
Asbestos:	Yes	
Type:	Chrysotile (white)	
Material type:	Bitumen	
Quantity:	20 lm	

SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/11	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Dining room Closure board inside fireplace	
Asbestos:	No	
Type:	No asbestos detected	
Material type:	Board	
Quantity:	½ m ²	

Sample number / inclusion ref:	09B14748/P1	
Survey Date:	9 th November 2009	
Location of material:	South Lodge External Downpipe rope seals	
Asbestos:	Yes (Presumed)	
Type:	Chrysotile (white)	
Material type:	Rope	
Quantity:	2 lm	

SURVEY INFORMATION SHEETS

Sample number / inclusion ref:	09B14748/P2	
Survey Date:	9 th November 2009	
Location of material:	South Lodge Throughout property Cloth wrap to internals of disused electrical conduits	
Asbestos:	Yes (presumed)	
Type:	Chrysotile (white)	
Material type:	Rope	
Quantity:	Unquantifiable	

APPENDIX 1

BULK ANALYSIS CERTIFICATES



The Innovation Centre Technology Drive, Bridgend Science Park, Bridgend Mid Glamorgan CF31 3NA
 Tel 01656 660000 Fax 01656 659988 e-mail enquiries@nasltd.co.uk

Certificate of Analysis for Bulk Asbestos Identification

Report No: 09B14748	Date: 11/11/2009	Page: 1 of 1
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Client name & address:
 Steve Knight
 Aneurin Bevan Local Health Board
 Works & Estates Management Centre
 St Cadocs Hospital
 Caerleon
 Gwent
 NP18 3XQ

Date sampled: 09.11.2009
Date received: 10.11.2009
Date analysed: 10.11.2009

Sampled by: Adrian Griffiths

Site address: South Lodge, St Cadoc's Hospital, Caerleon, Gwent, NP18 3XQ.

Number	Origin/location of sample	Material *	Asbestos type
1	Entry porch stair tread	Vinyl	None detected
2	Entry porch plaster coving	Plaster	None detected
3	Lounge Lathe & plaster to ceiling	Lathe & plaster	None detected
4	Stairwell stair tread	Vinyl	None detected
5	Kitchen sink & drainer pads	Bitumen	None detected
6	Understairs cupboard lining panels	Board	None detected
7	Front left bedroom lining to walls	Board	None detected
8	Debris from RHS of loft	Debris	None detected
9	Debris from LHS of loft	Debris	None detected
10	External damp proof course	Bitumen	Chrysotile (white)
11	Closure board inside fire place	Board	None detected

NAS Laboratories accept no responsibility for sampling activities undertaken by the client. All analysis is in accordance with HSG248/NASBIDM. The material description (*) shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations are outside the scope of accreditation for this laboratory

Comments/details of sample preparation:

Analysed by (Tick):

- Adrian White
- Emma Hunter
- Neil Griffiths

Signed:
 Date: 11.11.09

Authorised by (Tick):

- T. Lock (General Manager)
- A. Griffiths (Dep. General Manager)

Signed:
 Date: 11/11/09

Report Ends

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APPENDIX 2

PLANS

KEY

-  = IDENTIFIED ASBESTOS
-  = STRONGLY PRESUMED ASBESTOS
-  = PRESUMED ASBESTOS
-  = IDENTIFIED NON-ASBESTOS

END OF REPORT

Survey reference No. 09B14748
Customer: Aneurin Bevan Local Health Board
Site: South Lodge, St Cadoc's Hospital, Lodge Road, Caerleon
N-SR-T3-UK 01 template issue date: October 2009

