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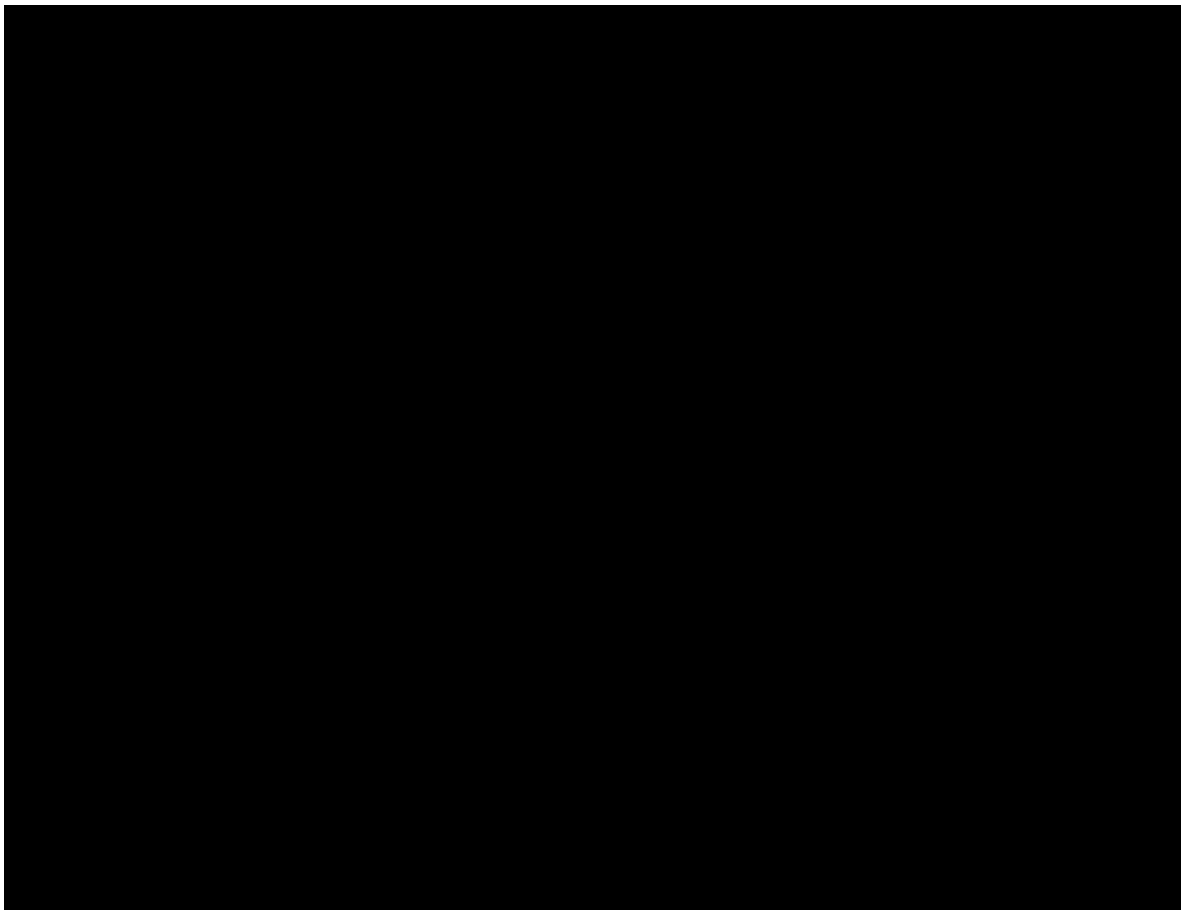


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*Report No. 4RS-KP-190411-R669757*


**MANAGEMENT ASBESTOS SURVEY  
ALL SAINTS (SERN)  
SER MAINTENANCE - SIGNALS  
KEOLISAMEY DOCKLANDS SPECIFIED AREAS**




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*Issue Date:* 3<sup>rd</sup> January 2020

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**CONDITIONS OF ISSUE OF REPORTS.**

THIS REPORT IS ISSUED IN CONFIDENCE AND SHALL NOT BE REPRODUCED, EXCEPT IN FULL, WITHOUT WRITTEN APPROVAL FROM 4-RAIL SERVICES.

**FURTHER INFORMATION.**

REQUESTS FOR ADDITIONAL INFORMATION ON THE SUBJECT OF THIS REPORT OR OTHER QUERIES SHOULD BE ADDRESSED TO THE AUTHOR.

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**0. Executive Summary**

**0.1 Survey Details**

**Reason for Survey:** In order to comply with the Control of Asbestos Regulations 2012, the client Mr. Neil Stroud, Senior HSQE Manager, KeolisAmey Docklands Ltd requested a management survey be carried out of All Saints (SERN), SER Maintenance – Signals (within Poplar Depot).

**Location:** All Saints (SERN), SER Maintenance – Signals (within Poplar Depot)

**Date of Survey:** on 20<sup>th</sup> December 2019

**Lead Surveyor:** Mr. B. Harris

**0.2 Summary of Asbestos Containing Materials**

- No Asbestos Containing Materials (ACM's) were identified as far as reasonably practicable within the specific areas surveyed.

**1. Introduction**

4-RAIL Services were requested by Mr. Neil Stroud, Senior HSQE Manager, KeolisAmey Docklands Ltd to undertake an asbestos survey of All Saints (SERN), SER Maintenance – Signals (within Poplar Depot)

A Management Survey of asbestos containing materials was undertaken in the following areas:

- 1/711 – SERN (New SER)

An Asbestos Management Survey is the standard survey required on any building built or refurbished before 2000. Its purpose is to locate as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

The survey was undertaken during traffic hours on 20<sup>th</sup> December 2019. The lead surveyor was Mr. B. Harris.

**1.1 References**

HSE (2013) Managing and working with asbestos. L143. Control of Asbestos Regulations 2012. Approved Code of Practice and guidance.

**1.2 Document Issue**

REPORT REVISION	ISSUE DATE	REVISION DETAILS
INITIAL	3 <sup>rd</sup> January 2020	-

## **2. Sampling Strategy**

- 2.1 Sampling for asbestos containing materials was carried out in accordance with the procedures described in HSE Document HSG264 *Asbestos, The Survey Guide* and 4-RAIL Services Ltd in-house procedure 4R-E200.
- 2.2 Each material suspected of containing asbestos was sampled and returned to the laboratory for analysis. The location where the sample was taken should be marked on plans provided by the Client prior to the survey, with an appropriate extent of asbestos. Labelling of all sampling locations will be labelled if agreed in advance with the client.
- 2.3 Electrical equipment was not surveyed since it was considered live. However, assumptions may have been made as to possible asbestos containing materials within electrical units based on the experience of the surveyor. There is always the possibility that further asbestos containing materials may be present within live electrical equipment.
- 2.4 When materials are sampled as asbestos, no further attempt is made to identify materials below those sampled since investigation would lead to unnecessary disturbance of the hazardous material.
- 2.5 Where rooms were surveyed, walls were identified as follows : the first wall on the left on entrance into a room was identified as Wall 1, the next separate wall in a clockwise direction, was identified as Wall 2, and so on, with the final Wall number being that where the entrance door was located.

## **3. Limitations of Surveying**

- 3.1 Although assigned surveyors have extensive experience in locating and sampling asbestos containing materials, there may be occasions whereby asbestos is not identified due to its location within a building. For example, some asbestos containing materials may have been used in the construction of a building that have been sealed in with concrete. Hence, they will only be located during demolition or refurbishment of the premises.
- 3.2 Further examples of other areas of potential asbestos are listed in Appendix 1.

## **4. Analysis of Samples**

- 4.1 Samples taken were analysed in-house in accordance with HSE Document HSG 248 *Asbestos: The analysts' guide for sampling, analysis and clearance procedures* and 4-RAIL Services Ltd in-house procedure 4R-E220. 4-RAIL Services is accredited by the United Kingdom Accreditation Service (UKAS) for testing of asbestos in bulk materials (UKAS Testing Body 1931).
- 4.2 Samples will be retained for a period of six months unless otherwise requested by the Client.
- 4.3 Analysed samples will be disposed of by a licensed waste carrier in accordance with Hazardous Waste Regulations 2005.

## **5. Material Assessment**

Each sample suspected of containing asbestos was awarded a material assessment score based on the following variables:

- Product Type;
- Current Condition;

- Surface Treatment; and
- Asbestos Type.

Appendix 2 classifies the material assessment variables.

## **6. Accessibility**

Each material is given an accessibility rating for information only. This is a value based on how easily the suspect material can be accessed.

## **7. Results**

- 7.1 A total of 2 samples were taken for analysis. No samples were found to contain asbestos.
- 7.2 Appendix 3 contains the site survey sheets detailing all areas surveyed and results of analysis for all samples taken.
- 7.3 Appendix 4 contains site plans indicating the areas surveyed.

## **8. Conclusion**

No asbestos containing materials identified as far as reasonably practicable within the specific areas surveyed.

## **9. Recommendations**

- 9.1 As no ACMs were identified no further action is required. Any future refurbishment or service work should be assessed prior to work commencing to determine if additional intrusive surveying is required.
- 9.2 Asbestos materials are defined as hazardous waste under the Hazardous Waste Regulations 2005. A requirement of these regulations is that any hazardous waste produced is transported by a registered carrier and a consignment note is retained.



## **Appendix 1: Other Areas of Potential Asbestos**

Every possible effort is made by all surveyors to ensure the contents of each survey report are as comprehensive as possible. However, there may be occasions when asbestos containing materials are overlooked due to their location within the building structure or due to restricted access.

### **1. Beneath Non Asbestos Lagging**

Where non-asbestos lagging has been identified, but the pipework was previously lagged in asbestos containing insulation material, there may be residual asbestos located underneath the replacement lagging, especially around gaskets and by valves.

### **2. Electrical Boxes**

Visual assessments will be made if possible, but a full survey inclusive of sampling can only be undertaken if electrical equipment is isolated.

### **3. Trunking Gaskets**

Generally, gaskets located in trunking are not visible unless the trunking is dismantled.

### **4. External Areas**

Unless specifically requested as part of a survey, inaccessible external areas are not surveyed due to safe access being required.

### **5. Fire Breaks**

While every effort is made to identify the full depth of materials used to construct fire breaks, there may, on occasion, be layers of asbestos containing materials beneath non-asbestos materials that remain undetected.

### **6. Ductwork**

Ductwork that passes through the structure of buildings is not fully surveyed. This would require specialist equipment to access such small areas, and would then only maybe result in materials being identified as suspected asbestos, due to limitations of sampling.

### **7. Evidence of Poorly Undertaken Removal Works**

While every effort is made to identify asbestos residue and/or debris present following a poorly undertaken previous removal, it may not be possible to identify residue and/or debris if no evidence of a previous removal job is present.

### **8. Encapsulated Debris**

If for example, during asbestos removal, small amounts of asbestos containing material could not be removed from some areas due to insufficient access, the residual asbestos would have been encapsulated. It therefore would be very difficult to locate.

### **9. Columns**

Asbestos located within columns may not become evident until refurbishment or demolition. Location would require a targeted intrusive survey which would result in severe damage to the columns.

**10. Flange Gaskets**

Flange gaskets generally remain obscured from view until pipework is taken apart.

**11. Confined Spaces**

Confined spaces will not normally be surveyed due to specialist equipment required in accordance with Confined Space Regulations. Such areas include floor voids or any inverts.

**12. Fire Doors**

Some fire doors have asbestos containing materials within their structure. Investigation into this would reduce the fire rating of the doors, and hence they are not fully surveyed unless specifically requested.

**13. Security Areas**

Any areas where security clearance is required are not surveyed, unless arrangements have been made by the Client.

**14. Asbestos Materials Behind Known Asbestos**

When a material is suspected of containing asbestos, and sampled accordingly, further investigation is not undertaken to identify what is behind it. It is only as part of a refurbishment/demolition survey or removal works under controlled conditions, that any such occurrences will become apparent.

**15. Representative Sampling**

When considering large areas, a representative number of samples are taken. There is always a possibility that a material that may resemble all other materials which have not been found to contain asbestos, may contain asbestos.

**MANAGEMENT ASBESTOS SURVEY - ALL SAINTS (SERN) - SER MAINTENANCE - SIGNALS - KEOLISAMEY DOCKLANDS SPECIFIED AREAS**

**Appendix 2: Material Assessment & Accessibility Variables**

PARAMETER	DESCRIPTION	RATING	EXAMPLES
Product Type	Asbestos reinforced composites	1	Plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.
	Medium density insulating materials	2	Asbestos insulating boards, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes or woven textiles, asbestos paper and felt.
	High density insulating materials	3	Thermal insulation e.g. pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Current Condition	Good condition	0	No visible damage.
	Slight damage	1	A few scratches or surface marks, broken edges on boards, tiles, etc.
	Moderate damage	2	Significant breakage or several small areas of damage revealing loose fibres.
	Extensive damage	3	High levels of damage. Visible asbestos debris.
Surface Treatment	Asbestos reinforced composites	0	Plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, bituminous Cellactite.
	Encapsulated medium density materials and bonded materials	1	Encapsulated asbestos insulation board (AIB), asbestos cement.
	Unencapsulated medium density or encapsulated highly friable materials	2	Untreated AIB, encapsulated lagging/spray.
	Unencapsulated highly friable materials	3	Untreated lagging/spray.
Asbestos Type	Chrysotile	1	Cable insulation, fuse backing material
	Amphibole excluding crocidolite	2	Ceiling Tiles, Soffits
	Containing Crocidolite *	3	Cable Insulation
Accessibility	Very Low	0	Usually inaccessible areas
	Low	1	High level areas, difficult to access
	Medium	2	Mid level areas, with varying degrees of possible access
	High	3	Low level areas, easy to access

\* Presumed or strongly presumed asbestos containing materials are recorded as Crocidolite unless there is reasoned argument to suggest otherwise.



Four parameters (product type, current condition, surface treatment & asbestos type) are **added** to arrive at an overall **material assessment factor** between 2 and 12. Accessibility is not required to be used in this calculation.

Material Assessment Score	10+	High potential for release fibre
	7-9	Medium potential for fibre release
	5-6	Low potential for fibre release
	<4	Very low potential for fibre release

**MANAGEMENT ASBESTOS SURVEY - ALL SAINTS (SERN) - SER MAINTENANCE - SIGNALS - KEOLISAMEY DOCKLANDS SPECIFIED AREAS**

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**Appendix 3: Survey Site Sheets**

SURVEY DATE	LEAD SURVEYOR	ANALYST	ANALYSIS DATE
20 <sup>th</sup> December 2019	Name: Mr. B. Harris	Name: Mrs. M. Chauhan	23 <sup>rd</sup> December 2019
	Signed: 	Signed: 	

**MANAGEMENT ASBESTOS SURVEY - ALL SAINTS (SERN) - SER MAINTENANCE - SIGNALS - KEOLISAMEY DOCKLANDS SPECIFIED AREAS**

Ref No.	Area Surveyed		Material Description	Quantity (m <sup>2</sup> )	Product Type	Current Condition	Surface Treatment	Accessibility	Asbestos Type	Comments and Recommendations	Figure
	Location	Room/ Plant No									
	SERN (New SER)	1/711	Metal portacabin	-	-	-	-	-	-	Forming SER	-
190411/201219/01	SERN (New SER)	1/711	Lino on metal	10m <sup>2</sup>	-	-	-	-	0	To floor	-
	SERN (New SER)	1/711	Metal portacabin	-	-	-	-	-	-	To walls and ceiling	-
	SERN (New SER)	1/711	New electrical equipment/ boxes	-	-	-	-	-	-	Throughout	-
	SERN (New SER)	1/711	Plastic cables, metal conduits, cable management system, firestop and mastic - new	-	-	-	-	-	-	Throughout	-
	SERN (New SER)	1/711	Modern A/C unit with plastic pipework - some with foam insulation	-	-	-	-	-	-	Suspended from ceiling	-
	SERN (New SER)	1/711	Plastic/ metal ventilation unit	-	-	-	-	-	-	To wall 3	-
	SERN (New SER)	1/711	Metal door and framework with rubber seals	-	-	-	-	-	-	To wall 4	-
	SERN (New SER)	1/711	Metal window and framework	-	-	-	-	-	-	To wall 3	-
	SERN (New SER)	1/711	Expanding foam insulation	-	-	-	-	-	-	To walls where cables pass through	-
190411/201219/02	SERN (New SER)	1/711	White putty	2m	-	-	-	-	0	To wall 3 around window frame	-
	SERN (New SER)	1/711	Metal cladding	-	-	-	-	-	-	To roof	-

Material Description	Product Type	Current Condition	Surface Treatment	Accessibility	Asbestos Type
W = Wall PW = Partition wall C= Ceiling F = Floor FC = False ceiling AFC = Above false ceiling CA = Cable	1.Composite 2.Medium density 3.Highly friable	0.Good condition 1.Slight damage 2.Moderate damage 3.Extensive damage	0.Composite 1.Encapsulated medium density and bonded materials 2.Unencapsulated medium density or treated highly friable 3.Untreated highly friable	0.Very Low 1.Low 2.Medium 3.High	P = presumed SP = strongly presumed K = known 0.Non-asbestos 1.Chrysotile 2.Amphibole excluding Crocidolite 3.Crocidolite

**MANAGEMENT ASBESTOS SURVEY - ALL SAINTS (SERN) - SER MAINTENANCE - SIGNALS - KEOLISAMEY DOCKLANDS SPECIFIED AREAS**

Ref No.	Area Surveyed		Material Description	Quantity (m <sup>2</sup> )	Product Type	Current Condition	Surface Treatment	Accessibility	Asbestos Type	Comments and Recommendations	Figure
	Location	Room/ Plant No									
	SERN (New SER)	1/711	Plastic cables, metal conduits and cable management system	-	-	-	-	-	-	To external walls	-
	SERN (New SER)	1/711	Metal ventilation grills	-	-	-	-	-	-	To external walls	-

Material Description	Product Type	Current Condition	Surface Treatment	Accessibility	Asbestos Type
W = Wall PW = Partition wall C= Ceiling F = Floor FC = False ceiling AFC = Above false ceiling CA = Cable	1.Composite 2.Medium density 3.Highly friable	0.Good condition 1.Slight damage 2.Moderate damage 3.Extensive damage	0.Composite 1.Encapsulated medium density and bonded materials 2.Unencapsulated medium density or treated highly friable 3.Untreated highly friable	0.Very Low 1.Low 2.Medium 3.High	P = presumed SP = strongly presumed K = known 0.Non-asbestos 1.Chrysotile 2.Amphibole excluding Crocidolite 3.Crocidolite

## **Appendix 4: Site Plans**

### KEY



Asbestos identified in sample taken, known, strongly presumed or presumed material



No asbestos detected in sample taken



No Access could be gained to area

