

STREET HOMELESS SOLUTION – PROVISION OF A HOSTEL

Use of former Army Barrack at Ordnance Road Aldershot for a homeless hostel and request for Capital Funding

1 Introduction

- 1.1 Members will be aware of the current levels of street homelessness within the borough. Currently the Council is supporting eight street homeless people. This group require time-consuming support. Ideally, they require specialist housing and intervention to be able to access mainstream accommodation.
- 1.2 Grainger Trust has offered the Council the use of an empty, former barrack building on the Wellesley site to provide accommodation for rough sleepers. The project will provide nine bed spaces for a three-year period with specialist support being provided by the Society of St. James Housing Association. Clients will be provided with care and support to address their drug, alcohol and mental health problems, with the objective of them being able to move into mainstream accommodation. The purpose of this report is to seek Cabinet approval to proceed with the project.

2 Building Proposal and Capital Costs

- 2.1 The building identified is located on Ordnance Road Aldershot opposite Mike Jackson House, it is well screened and far enough from residential properties not to impact upon them. A lease agreement between the Council, Grainger Trust and the MOD will be in place for a three-year term. The lease will contain a conditional break clause with a 6 month notice to mitigate reputational risk to all parties by allowing the project to close should there be serious behaviour problems from the client group that impact on the local community. The building in its current form is sub-standard and a Capital budget of £20,000 is needed to meet the cost of building materials and associated planning fees. Our proposal is for nine bedrooms with communal kitchen, bathing and living space. The Council will project manage the build through Skilled Up and in partnership with the Army Training Centre. This provides free labour for the project and appropriate training opportunities for Skilled Up and Army trainees. Materials will be purchased in accordance with the Councils procurement procedures. A breakdown of the budget is attached as Appendix A.
- 2.2 A change of use planning application from Army Barracks to Supported Residential Accommodation is required. The project will also be subject to pre-application discussion before an application is prepared or submitted. Implementation of the development will not be permitted until Planning

Permission is granted and any associated conditions have been discharged. Associated external alterations, should they be necessary, may also require planning permission. Cabinet is asked to approve the submission of a planning application.

3 Environmental Survey

3.1 The site was used in the 1950s for tipping so an Environmental Survey has been carried out to ascertain levels of contamination and provide assurance that the site is suitable for residential use. The survey report and risk assessment is attached as Appendix B, and concludes that there is no significant contamination, which would pose a risk to human health.

3.2 An asbestos survey was carried out in October 2015 and shows that there is no asbestos present within the building. A copy of the survey is attached as Appendix C.

4 Partnership support and financial commitment

4.1 Interest and funding offers have been confirmed from a number of partners:

- Grainger Trust to provide use of the building at a discounted rent.
- The Society of St James to manage the project and provide CCTV and out of hours security cover.
- NHS- Surrey and Borders Partnership (Mental Health) to fund and manage a specialist mental health worker with a monetary value of circa £30k to the project each year to help residents engage with health related support.
- NHS Inclusion Team- to facilitate specialist Drug and Alcohol support.
- Hampshire County Council to invest a total of £18k from their Drug and Alcohol Action Grant to assist with set up costs and to provide a break out/ garden room for counselling and quiet space.
- Hart DC and SHBC have agreed to pay £60 per night per person to fill any empty bed spaces. This equates to a mid-range Bed and Breakfast cost and ensures the scheme's viability.

Project backing from partners equates to £108,000.00.

5 Revenue funding

5.1 The Society of St James will manage the hostel with the Council having 100% nomination rights. They currently manage 35 wet hostel bed spaces in Southampton, which RBC officers have visited and already have a presence in this borough at Brighstone, Mulberry and Aspen community houses where they manage our homeless households.

5.2 The Council's Revenue and Benefits team have provided advice on the implications of Universal Credit (UC). As this model complies with DWP's definition of Exempt Specified Accommodation, tenants moving into the hostel will claim Housing Benefit and not Universal Credit. This model is also being used in the other community houses and the rent proposed by Society of St.

James is fully eligible for Housing Benefit. The rent will be collected by the Society of St. James and covers their staffing and management costs.

- 5.3 There is no requirement for the Council to provide any funding for the day-to-day running of the Hostel, however there is a requirement for the Council to cover the annual rent and insurance costs of £2,200 each year and a further £2600 in year 1 to cover the contribution to the Strategic Access Management and Monitoring Measures (SAMM) related to the Special Protection Area. These costs are being fully covered by the grant from Hampshire County Council. The Society of St. James will bear the financial risk of any void and repairs costs, although voids are unlikely as Hart and Surrey Heath are able to nominate to any rooms we cannot fill.

6 On Site Support and Staff resources

- 6.1 The project enables specialist outreach work to be contained in one place. As well as accommodation, the Hostel will provide:

- On-site support for addictions and mental health problems
- Money management skills training
- Support into skills and employment training
- Life skills including preparing to manage your tenancy
- Befriending and fellowship

- 6.2 The Society of St James will recruit and manage appropriately skilled housing management and security staff. The Council has secured additional funding from the North East Hampshire and Farnham Clinical Commissioning Group to cover the cost of employing a specialist part time mental health support worker. Funds are in place to cover the first 20 months of the project. The Society of St James will bid directly to the CCG for funding the remaining 16 months of the project once bid rounds are open for 2017/18 and 2018/19.

7 Member Consultation

- 7.1 North Town and Wellington members have been briefed and are supportive of this project.

8 Supporting the wider street homelessness strategy

- 8.1 Subject to approval, the project could be occupied from October 2016 until October 2019, it will complement the Winter Night Shelter but also has the potential to replace it with further savings to the Council. This facility would not only reduce the pressure on the Council, but also the local Police and NHS services in dealing with challenging cases of street homelessness.

9 Financial Implications

- 9.1 The project requires a one off Capital investment of £20,000 to cover the costs of building materials.
- 9.2 Financial risks to the Council have been mitigated because:

- There is no further financial contribution required by the Council to run the project;
- The financial model meets the Exempt, Specified Accommodation criteria
- The risk of voids and the costs of repairs are being carried by the Society of St. James.
- Grant funding has been secured to cover associated rent and insurance costs

10 Conclusion

10.1 The capital investment required to set this project up will allow additional inward investment to secure this innovative housing solution for the next three years. The hostel will create an appropriate place for people to address their underlying health problems and addictions with tailored support to allow them to step out of street homelessness and into mainstream accommodation in the social or private sector. The Hostel will reduce the demands on the Council of dealing with this extremely challenging client group.

11 Recommendation

11.1 We recommend that Cabinet:

1. Approve the submission of a change of use planning application.
2. Agree a variation to the Capital Programme of £20,000 for 2016/17.
3. Agree a Supplementary Estimate of £34,700 for 2016/17 to reflect costs in the table below (for which we already have grant funding):

	2015/16 costs	2016/17	2017/18	2018/19	total costs
		£	£	£	£
Environmental survey	1400				1,400
Annual rent & insurance		2,200	2,200	2,200	6,600
SAMM contribution		2,600	0	0	2,600
Support to provide breakout / garden room		7,400			7,400
Total	1,400	12,200	2,200	2,200	18,000
Funding received from HCC		-18,000			-18,000
Grant to support costs of a Mental Health Support worker		22,500	27,500		50,000
Funding received from CCG		-50,000			-50,000
TOTAL SPENDING 2016/17		34,700			

APPENDIX A

ATC HUT MATERIAL SPEC			
Demolition		Sub total	Total
Skips	£550		
		£550	£550
Floor			
Insulation	£650		
Floor boards	£655		
Covering cushion flooring	£896		
		£2201	£2751
Walls			
Studwork	£875		
Insulation	£1895		
Wall board	£1,212		
Door carcass	£700		
Doors and furniture	£480		
		£5162	£7913
Electrical			
Re-wire inc cable and sockets/ lights	£600		
Heaters	£300		
Water heater	£400		
		£1300	£9213
Kitchen			
Units, cooker, fridge, microwave	£ 1800		
Extractor	£80		
		£1880	£11093
Bathrooms			
Shower cubicles	£600		
Toilets/ basins	£400		
Extractors	£160		
		£1160	£12253
Ancillary items			
Nails, screws, adhesives, paint etc	£4000		
		£4000	£16253
Groundworks			
Membrane	£120		
Aggregate	£400		
Sharp sand	£120		
Plant hire	£50		
		£690	£16943
Contingency		£2557	£20000
		GRAND TOTAL	£20000



Ref: A096591

16th March 2016

John Trusler

Council Offices
Farnborough Road
Farnborough
Hampshire
GU14 7JU

Dear John,

RE: ATC Hut at 259 North Lane, Aldershot

WYG Consultants Dr. Cecilia MacLeod and Ms. Izzie Peters attended site on the 15th March 2016 to undertake a radiation survey. It is understood that the site was formerly under military ownership as part of a wider site. The site was subject to tipping activities since WWII resulting in some areas becoming contaminated with radium, mainly in the form of ash and clinker. Remediation was undertaken across a wider site area, to reduce radium to agreed Environment Agency target levels of 0.37Bq/g; however records are unclear as to whether remediation included the ATC hut site.

It is understood that Rushmoor Council intend to ultimately include this site as part of a larger housing development, but consideration is being given to the refurbishment of the ATC hut in the short term so that it can be used as temporary accommodation for the homeless.

The survey was conducted using a Tracerco T201 Contamination Monitor and a Tracerco PED-IS. The Tracerco T201 is a Geiger counter which counts alpha, beta and gamma radiation which may be emitted from a substance. The Tracerco PED-IS is a dosimeter which measures the radiation dose.

The survey was divided into two portions, the first part undertaken within the building itself and the second in the grounds of the building.

The building

Maximum Geiger Counter readings and dose were recorded for each room, see appended Drawing 1. For the overall building the maximum dose was 0.13 $\mu\text{S}\cdot\text{hour}^{-1}$ and the Geiger Counter recorded up to 1.15 counts per second (cps).

The grounds

It is clear that the site has been subject to excavation and soil has been removed as the area of the site on which the hut is located and extending across the yard to the 'garage' the ground is lower than the land at the site boundaries. It was noted during the walkover that there were a number of drums which no longer

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have identifiable markings and tyres in the shrubbery on the site boundary. We also noted that a significant volume of fly tipped waste has been dumped in the area between the 'garage' and the site fence. There may be a requirement by the Local Authority Environmental Health officer to undertake some limited investigation of these areas following appropriate removal and disposal of this waste to show that these areas are free of contamination (not necessarily radioactive but rather heavy metals, solvents, petroleum hydrocarbons). A walkover was then conducted around the grounds, with peak readings being roughly marked on a site plan, see appended drawing 2. The maximum dose recorded was $0.09\mu\text{S}\cdot\text{hour}^{-1}$ and the Geiger Counter recorded up to 1.69cps. Where some higher cps were measured, predominantly on the northern boundary of the site, Becquerel/s/square centimetre were recorded with a maximum of $0.08\text{Bq}\cdot\text{cm}^{-2}$.

Discussion

The screening results show an overall maximum dose of $0.13\mu\text{S}\cdot\text{hour}^{-1}$ and Geiger Counter reading of 1.69cps or 101.4cpm. The warning threshold of potential levels of radioactivity indicative of greater than background is 100 cpm on the Geiger counter, which is equivalent to the maximum background concentration on the Geiger Counter.

If we were to assume potential homeless users of the site to be older than 18 years old and present at the site for a maximum of 24 hours a day every day for a maximum of 6 months, a maximum exposure would be approximately 0.57mS per year. This is considerably less than 5 mS per year allowed as a maximum dose to the general public and the UK average background exposure is 2.7mS per year. The RCL Statutory Guidance (2012), under Part IIA for Radioactive Contaminated Land states that a local authority should determine whether harm is being caused and whether the site is subsequently considered to be radioactive contaminated land. Harm is considered to be lasting exposure giving rise to doses that exceed either: (a) an effective dose of 3mS per year, (b) an equivalent dose to the lens of the eye of 15mS per year, or (c) an equivalent dose to the skin of 50mS per year. The measurement of radioactivity in Sieverts is measurement of an effective dose, as such the estimated maximum exposure is less than the effective dose of 3 mS per year. As such under this statutory guidance, if the site were to be utilised for the housing of homeless people, it is not considered to be radioactive contaminated land.

Conclusions and Recommendations

With regards to radioactivity, the site is considered to pose minimal risk to the proposed site users. Areas of locally higher counts per second may be excavated to reduce this risk further prior to capping.

It is not known whether the radiation within the building is due to contamination beneath the hut or from radiation outside the hut which has been brought into the hut through the movement of contaminated dirt on shoes of visitors. The latter can be remediated by washing the inside of the building with RADCON to decontaminate it at regularly intervals.

This investigation solely reviews the potential for radioactive materials to be present at the site, however no intrusive investigation has been undertaken to assess the potential levels of ground gases, presence of asbestos and heavy metals which have previously be indicated to be at the site, by Enviros Aspinwall in November 1999. This is also pertinent given the presence of fly tipping and drums on the site. It has been indicated to WYG that the site is proposed to be capped, which would break pathways of contamination within the soil to human receptors onsite. If capping is undertaken, the risk to temporary site users is considered to be low, however if a cap is not installed an investigation of onsite would be required to assess risks to site users from non-radioactive contamination.



Yours Sincerely,

A handwritten signature in grey ink, appearing to read 'Izzie Peters'.

Izzie Peters

Geo-Environmental Consultant

For and on behalf of WYG

Enclosed: Report Conditions
Drawing 1 and 2
Site Walkover Photographs

A handwritten signature in grey ink, appearing to read 'Cecilia MacLeod'.

Dr. Cecilia MacLeod

Director



Report Conditions

SITE INVESTIGATION

*This report is produced solely for the benefit of **Rushmoor Council** and their Consultant partners and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.*

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

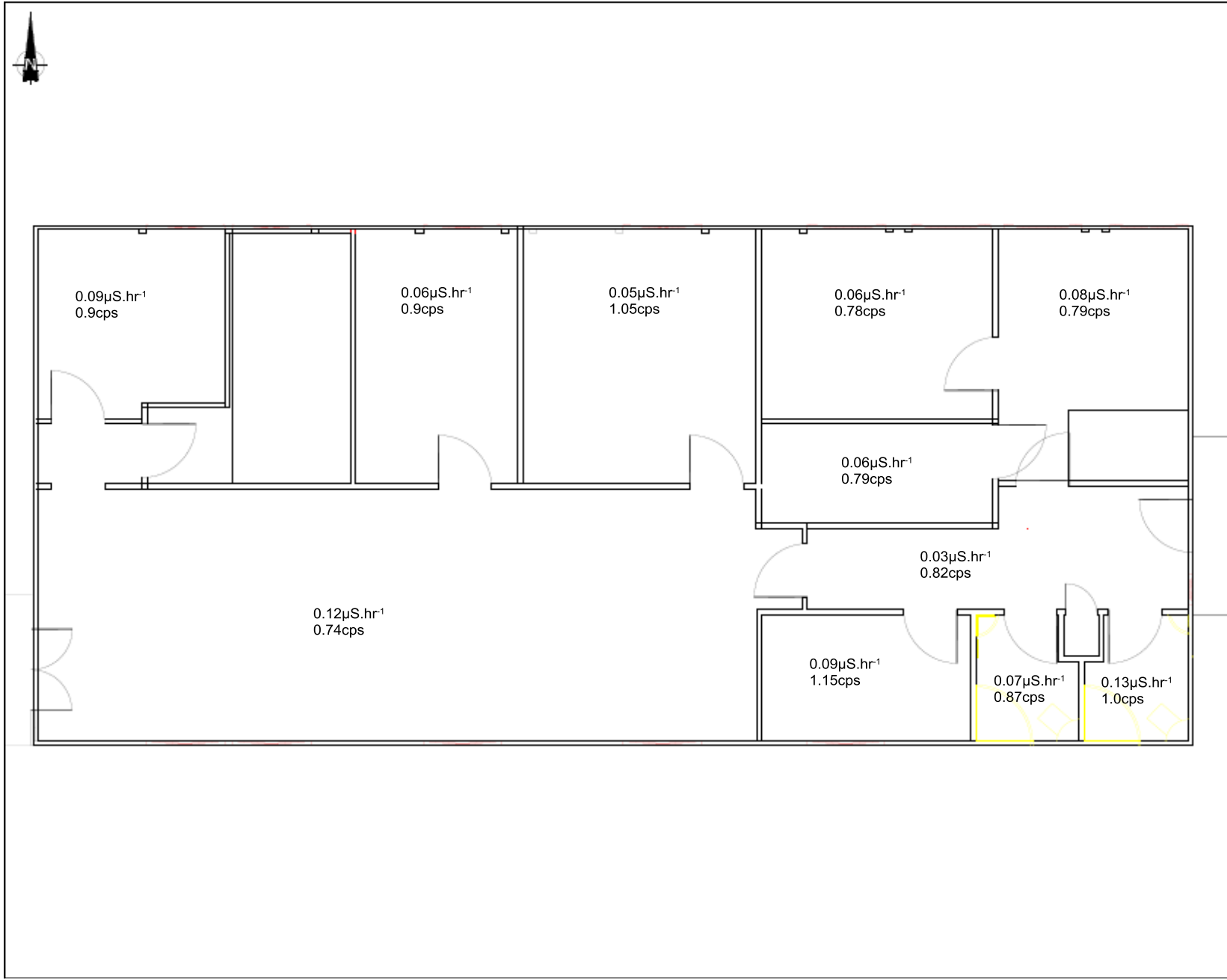
This report is based on a visual site inspection, reference to accessible referenced historical records, information supplied by those parties referenced in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive research.

Where ground contamination is suspected but no physical site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to activities related to the site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, perhaps in higher concentrations, elsewhere on the site cannot be discounted.

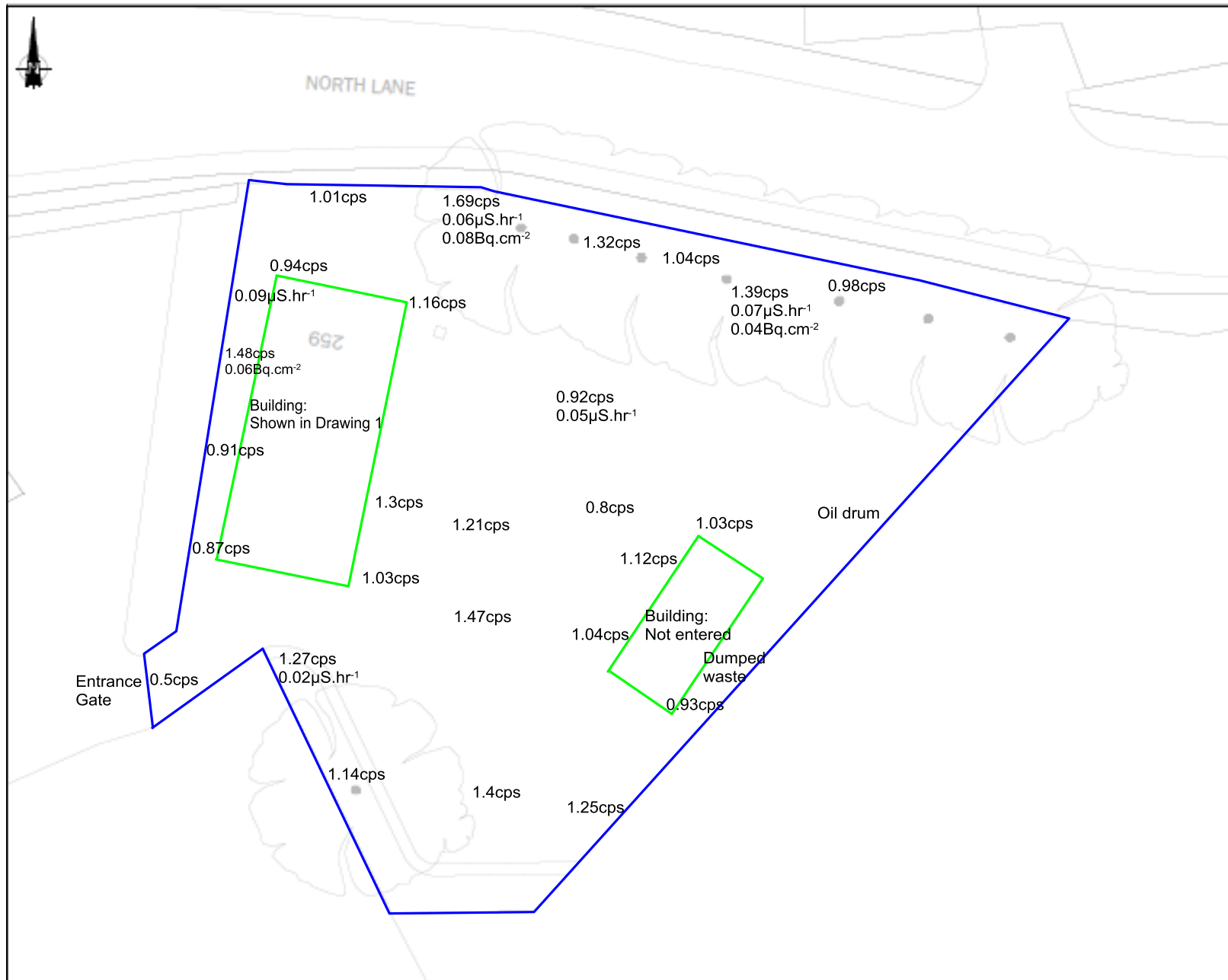
Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categorical assurances that they will be accepted by Authorities or Funds etc. without question as such bodies often have unpublished, more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices or amended legislation may necessitate a re-assessment.



The assessment of ground conditions within this report is based upon the findings of the study undertaken. We have interpreted the ground conditions in between locations on the assumption that conditions do not vary significantly. However, no investigation can inspect each and every part of the site and therefore changes or variances in the physical and chemical site conditions as described in this report cannot be discounted.

The report is limited to those aspects of land contamination specifically reported on and is necessarily restricted and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents. The opinions expressed cannot be absolute due to the limitations of time and resources imposed by the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report and provides an opinion on surrounding sites. If migrating pollution or contamination (past or present) exists further extensive research will be required before the effects can be better determined.



Drawing 1
 Maximum Measured
 Radiation Measurements
 In Each Room.



Key
 Site Boundary
 Building



Drawing 2
 Approximate Locations
 of Locally High Radiation
 Measurements.



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 Ground Engineering Services



Project:
A096581

Client:
Rushmoor Council

Photo Title:
1) Raised ground level at site boundary, 2) Rubbish on the western boundary of the site.

Created By:
 Photo No:
1 & 2



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 Ground Engineering Services



Project:
 A096581
 Client:
 Rushmoor Council

Photo Title:
 3) Ancillary building with area of dumped rubbish and an empty drum, 4) Dumped rubbish between the building and the western boundary.
 Created By:
 Photo No:
 3 & 4



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 Ground Engineering Services



Project:
 A096581
 Client:
 Rushmoor Council

Photo Title:
 5) Drum found within the vegetation at the edge of the site,
 6) Wheelbarrow of rubbish.
 Created By:
 Photo No:
 5 & 6



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Ground Engineering Services



Project:
A096581
Client:
Rushmoor Council

Photo Title:
7) Two drums present to the south of the ancillary building.
Created By:
Photo No:
7



Asbestos Survey Report

259 North Lane
Aldershot

07th October 2015

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1 Executive Summary

The following table lists the asbestos containing materials that have been identified, presumed or strongly presumed. The recommended actions required to manage the asbestos containing materials are summarised.

For a detailed explanation of the recommended action required to manage your asbestos containing materials please refer to the '**Action Descriptions**' section of this report.

Location	Asbestos Material	Recommended Action
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*Note: If the above table is blank then no asbestos has been detected within the scope of the survey. However, please also refer to the '**Exclusions**' and '**Non Asbestos Materials**' sections of this report.*

2 Introduction

This report contains the findings of an asbestos **Refurbishment and Demolition** survey carried out at 259 North Lane, Aldershot, GU12 4SU on the 07th October 2015.

- Asbestos Surveys and Inspections Ltd carried out the survey.
- The purpose of the survey is to enable Rushmoor Borough Council to comply with CAR2012. The aim of the survey is to locate, identify and assess asbestos containing materials.
- Samples, if taken, have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions “in house” method of polarised light microscopy and central stop dispersion staining based on HSG 248.
- Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.
- The extent of the survey was all accessible parts of the premises shown on plans or as detailed in this report. Any non-accessible areas are noted in the ‘**Exclusions**’ section of this report.

Whilst every effort has been made to detect all sources of asbestos, without extensive demolition work, Asbestos Surveys & Inspections Ltd cannot be held liable for any omissions in this report

3 Survey Method

This Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264** as detailed below.

Refurbishment and Demolition Survey

- A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.
- There is a specific requirement in CAR 2006 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations, which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.
- Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey, which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large.

4 Survey Details

The following is a brief description of the client's building and the survey undertaken.

Building Details	
Client	Rushmoor Borough Council
Job Reference	8897/151007
Building Reference	8897
Building Description	259 North Lane
Address	259 North Lane Aldershot GU12 4SU

Survey Overview		
Survey Type	Refurbishment and Demolition Survey	
Survey Description	A single storey building being refurbished to provide temporary accommodation	
Survey Purpose	Refurbishment	
Date/Time	07th October 2015	12:44:49
Surveyors	R Belcher	

5 Summary of Results

Asbestos Content

The following table shows a breakdown of the Lab Results for any samples taken during this survey.

Asbestos Content	Quantity Found
Chrysotile (White)	0
Amosite (Brown)	0
Crocidolite (Blue)	0
Amosite/Chrysotile (Brown/White)	0
Crocidolite/Amosite (Blue/Brown)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/Amosite/Chrysotile (Blue/Brown/White)	0
No Asbestos Detected	0

Fibre Release

The following table counts the number of asbestos containing items found by their potential fibre release risk.

Fibre Release Risk	Quantity Found
None	0
Very Low	0
Low	0
Medium	0
High	0

Summary of Results... continued

Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document HSG264, various materials may be **presumed** to contain asbestos, and if so these will be included in the Asbestos Register – 0 material(s) were presumed to contain asbestos

- Nil

Although during the survey there were no visible signs of asbestos, you should also refer to the ‘Scope of Survey’, ‘Exclusions’ and ‘Non Asbestos Materials’ sections of this report.

6 Bulk Sample Identification Summary

No samples were taken and therefore there is no laboratory analysis report.

7 Asbestos Register

No asbestos was detected or presumed; therefore the asbestos register table is blank.

No samples were taken.

Sample Ref	Location	Asbestos Content	Asbestos Product	Material Description	Condition	Score	Action	Comments	Date Signature
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8 Material Assessment Algorithm Guide

Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3		
Damage or Deterioration	Good condition: No visible damage	0	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	0	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	1	Unsealed AIB, or encapsulated lagging and sprays.	2	Unsealed lagging and sprays.	3
Asbestos Type	Chrysotile	1	Amphibole asbestos excluding Crocidolite.	2	Crocidolite.	3		

9 Recommendations

An asbestos **Refurbishment and Demolition Survey** is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned.

- Caution should be taken when any future refurbishments/demolitions are carried out in areas that were not inspected.
- **If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**
- It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.
- All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.
- The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Recommended actions, as highlighted in the '**Asbestos Register**' section, are described in the '**Action Descriptions**' section.

10 Action Descriptions

Action A

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under *controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

***Asbestos removal work must be carried out under the provisions of the Control of Asbestos Regulations 2012.**

Contact the Health and Safety Executive on 08701 545500 or www.hse.gov.uk/asbestos for more information.

Action B

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed; if encapsulated it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

Action C

This material is not posing a significant hazard to personnel at present, provided it remains undisturbed; however it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

Action D

Asbestos containing material in good or reasonable condition, and requiring no attention unless disturbed or condition deteriorates; however it should be monitored annually to assess its condition, and comments added to the asbestos register.

N/A

No action required for non asbestos material.

Exclusion

Non accessed area. This area should be surveyed prior to refurbishment or demolition.

Dispose

Dispose carefully under *controlled conditions.

Labelling

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

Asbestos Surveys and Inspections Ltd recommend that if asbestos removal is required, the client obtains quotations from more than one contractor.

11 Scope of Survey

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2002) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.

- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instruction and guidance at that time.
- Asbestos Surveys & Inspections Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Asbestos Survey & Inspections Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample

12 Exclusions




During the survey it was not possible to access the following areas.

Area	Reason	Photo
N/A	There were no excluded areas within the scope of this survey	N/A

13 Non-Asbestos Materials

The following areas were inspected during the survey and for one or more of the following reasons have been identified as containing no asbestos.

- Area inspected in detail and no suspected asbestos containing materials identified.
- Knowledge of product – manufactured from a known non-asbestos product.
- The product is very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post 1985 construction for amphibole ACM's such as insulating board.
- Post 1990 construction for decorative textured coatings.
- Post 1999 construction for chrysotile products.
- Laboratory sample analysis has identified non-asbestos containing materials.


Location	Justification	Photo
Panelling above main entrance.	The product is very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc).	
Panelling above rear entrance.	The product is very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc).	
Internal partitioning.	The product is very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc).	

14 Quality Assurance Statement

This report has been compiled for the sole use of Rushmoor Borough Council and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information only as to the presence of asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

The following authorised surveyor has checked the contents of this report:

Name:	<i>T Niven</i>
Date:	<i>9th October 2015</i>
Signature:	

*** END OF REPORT ***

Attachments may follow if applicable