LINDLEY BAND

Reconstruction of Baton House, 14B Holly Bank Road, to create 4 No. one bedroom apartments on the ground and first floors.

Contamination Risks and How Mitigated.

As a building constructed in 1891, there is potential that the structure may include some asbestos containing materials. The band trustees referred to Control of Asbestos Regulations 2006 Regulation 4 and the associated Approved Code of Practice for management of asbestos in non-domestic premises.

In February 2012 the band appointed asbestos consultant ASI Environmental Ltd from Southampton, to undertake a survey of the full interior of Baton House i.e. loft, first floor, ground floor, and lower ground floor (basement). Thirty samples were taken. One high risk sample was found in the main loft – asbestos pipe lagging. This was all removed under a separate contract 12 months later. A small amount of asbestos containing material was found on an outside porch roof but it was designated low risk and could be left in-situ. An outdoor inaccessible locked underground toilet, which hadn't been entered in living memory, couldn't be entered, so was recorded as potentially containing ACM. There is no key for the door and the apartment construction works will not require entry into this outdoor facility. Although access was gained to the main loft to enable removal of asbestos lagging, there was a further loft hatch situated high within the Victorian roof truss apex which couldn't be reached by the surveyor. It was recorded as potentially containing ACM. The apartment construction works will not require entry into the main loft nor the subsidiary high loft.

In February 2013 the band appointed asbestos removal contractor Complete Asbestos Services Ltd from Wakefield to remove the identified asbestos pipe lagging from the loft. The works were formally notified to Health and Safety Executive and a detailed report provided on completion to the band recording all facets of the works and removal of the asbestos from Baton House to a regulated disposal facility.

THE LINDLEY BAND

Management of Asbestos based materials

(2012)

Introduction

Regulation 4 of the Control of Asbestos Regulations 2006 deals with the management of asbestos in non-domestic premises. The regulation requires:

- Taking reasonable steps to find materials in premises likely to contain asbestos and check their condition
- Presume that materials contain asbestos unless there is strong evidence to suppose they do not
- Make a written record of the location and condition of asbestos and asbestos-containing materials(ACMs)
- Assessment of the risk of the likelihood of anyone being exposed to ACMs
- Preparing a plan to manage that risk

Asbestos is a naturally occurring mineral and can be found in three main forms: crocidolite (blue), amosite (brown) and chrysotile (white). ACMs have been widely used in buildings as construction materials, fireproofing, thermal insulation, electrical insulation, gaskets, friction products and many more.

Responsibilities

The Duty holder is responsible for ensuring that this procedure is followed.

In the case of Lindley Band , the Committee is deemed the Duty holder.

Procedure

The Duty holder will:

1. ensure that all asbestos and ACMs at Baton House are identified and the location and condition recorded in a register
2. presume that materials contain asbestos unless there is strong evidence to suppose they do not
3. place a warning label at each location where asbestos is or thought to be present
4. ensure the tenants are informed of the location

5. assess the risk of anyone being exposed to asbestos and prepare a plan to manage that risk
6. ensure that if future repair or renovation work reveals material that may contain asbestos then the work will stop until it is confirmed or otherwise that it is asbestos.

References

The management of asbestos in non-domestic premises – Approved Code of Practice and guidance . ISBN 978 0 7176 6209 8

Appendix 1

Asbestos locations

See attached building survey carried out 2 February 2012 by ASI Environmental.

Management plan

1) Affix a warning label to the access hatch. Seal the hatch.
   Action : N Jowett Completed : March 2012

2) Communicate plan to tenants
   Action : N Jowett Completed : March 2012

3) Before any access for work in the void area is permitted then a full sampling regime of the area must be undertaken to confirm or otherwise asbestos.

   Action : Duty holder Completed : Y\N

4) Only competent and authorised contractors to be used to work with asbestos

5) This plan and conditions is reviewed 5 yearly.

   Action : Duty holder Completed : Y\N

UPDATE : MARCH 2013

The survey carried out 2 February 2012 found that the only high risk ACM in the whole of Baton House was pipe insulation found only in the loft.

Complete Asbestos Services Ltd of Wakefield were appointed to remove all the high risk ACM which they did between 11th and 15th March 2013.

Both the survey and ACM removal are recorded in detailed reports held by Lindley Band in the Asbestos Management File.

1 of 2

asi Environmental

UKAS INSPECTION 431

UKAS TESTING 4097

Management Survey

On Behalf Of

The Lindley Band

Received 07th Feb. 2012.

Date of Survey : 2 Feb 2012

First Annual Reinspection Due : 2 February 2013

Survey Reference Number : J003304

14a Holly Bank Road
Lindley
Huddersfield
HD3 3JE

36 Shamrock Way, Hythe Marina, Hythe, Southampton SO45 6DY
Tel: 02380 815090 Fax: 02380 815099

Complete Asbestos Services Ltd.

METHOD STATEMENT FOR WORK WITH ASBESTOS

SAFE REMOVAL OF ASBESTOS
From

The Lindley Band

Compiled by: Andy Crowther

Authorised by:

Date: 22/02/13

File number: 1460/13