

Asbestos Reinspection Report

Job Ref No: **492967**, Account Ref No: **21707**, Contract Ref No: **70197**, Client Site Ref: **HU06**

Nationwide Hurstpierpoint, 58 High Street, Hurstpierpoint, West Sussex, BN6 9RG

Title: Re-inspection Survey to 0398-HU06



Total Records	Analysed Records	No Asbestos Detected	R3	R2	R1
5	5	0	4	1	0

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Report Summary

This certificate is for the attention of	David Johnston Menzies Nationwide Building Society Nationwide House Pipers Way Swindon Wiltshire SN38 1NW
Contract Title	2021 Asbestos Reinspection Programme - South East & London
Survey Type	Survey, Reinspection
Site Address	Nationwide Hurstpierpoint, 58 High Street, Hurstpierpoint, West Sussex, BN6 9RG
Buildings Surveyed	Nationwide, Hurstpierpoint
Surveyor(s)	Danny Rooney
Surveyor signature(s)	
Survey Date	Thursday, 2nd December, 2021
Approved signatory	Lisa Sant
Approved signature	
Approval date	Friday, 10th December, 2021
Report Rendered on	Fri 10 Dec 2021 @ 16:28:32

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Asbestos Register and Executive Summary

Summary of Asbestos Containing Materials

Ordered By Building, Level and Location

Building	Level	Location	Item / Product Examined	Material Description	Risk Level (Material Score)	Initial Control Recommendation
Nationwide, Hurstpierpoint	-1	001/ stairwell	Panels to wall	Asbestos-containing cement	R2 (5)	Reinspect Periodically
Nationwide, Hurstpierpoint	-1	002/ basement staff room	Sink pad	Asbestos-containing bituminous product	R3 (3)	Reinspect Periodically
Nationwide, Hurstpierpoint	-1	003/ corridor	Ceiling	Asbestos-containing textured coating	R3 (3)	Reinspect Periodically
Nationwide, Hurstpierpoint	-1	004/ wc	Ceiling	Asbestos-containing textured coating	R3 (3)	Reinspect Periodically
Nationwide, Hurstpierpoint	0	004/ Stairwell To Basement	Wall panels	Asbestos-containing cement	R3 (4)	Reinspect Periodically

Summary of Areas Excluded & Not Fully Accessed During Survey

Building	Level	Location	Item / Product Examined	Accessibility	Access Comments
Nothing to report					

Introduction

This report aims to:

- Detail pertinent legislation relating to the management of asbestos in non-domestic premises
- Inspect and assess the condition of previously identified ACMs
- Provide additional information on items that have not been previously sampled or areas not previously accessed
- Outline the sample testing and inspection methodology employed by the surveyor
- Relate the significance of the report contents to the Control of Asbestos Regulations (2012)
- Detail survey findings compliant with HSG 264
- Serve as a reference document to assist in making further steps towards the management of any asbestos containing materials in the premises
- Provide the information necessary to compile an asbestos management plan compliant with the Control of Asbestos Regulations (2012)
- Form an asbestos register

Regulation 4 of the Control of Asbestos Regulations (2012) states the obligations that persons defined as "duty holders" have to manage asbestos containing materials in non-domestic premises. This instrument defines a duty holder as being:

"Every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress there from; or

*In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who, to any extent, has control of that part of non-domestic premises or any means of access thereto or egress there from" - **CAR, 2012.***

Regulation 4 also states the following:

"In order to enable him [sic "dutyholder"] to manage the risk from asbestos in non-domestic premises, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises"

This report satisfies this requirement, unless stated otherwise, by detailing the inspection findings reporting the presence of asbestos containing materials in those areas given in the survey inspection detail.

Health and Safety Guidance - Publication "Asbestos: The Survey Guide (HSG 264)" details the material assessment that must be carried out to determine the risk posed by asbestos containing materials in buildings. This material risk assessment has been carried out on those materials strongly presumed or proven to contain asbestos. The resulting material assessment risk ratings can (in conjunction with the management recommendation made for these materials) then be used to form the basis of an asbestos management plan.

Buildings Included in Reinspection Scope

Site Address: **Nationwide Hurstpierpoint, 58 High Street, Hurstpierpoint, West Sussex, BN6 9RG**

Surveyed Buildings: **Nationwide, Hurstpierpoint**

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

This reinspection and survey was conducted in accordance with an in house procedure detailed in TOP01.01 Asbestos Surveying and HSG264. Lucion Environmental Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of inspection scope limitations. Lucion Environmental Ltd cannot be held responsible for any damage caused as part of this reinspection and survey carried out on your behalf. When there is a need to sample for asbestos during a survey, prior consent will be sought from the client, however, due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the sample(s).

The scope of this reinspection relates only to building or area(s) inspected and does not include any form of investigation of the land on which the building is situated unless specifically stated in the agreed scope of works.

The purpose of the current reinspection is to ascertain the condition of Asbestos containing materials. This reinspection may follow an earlier management inspection (as described in HSG 264) that has where possible (refer specific management survey report limitations) identified the presence of such materials.

Site Data

Site ID	51930
UPRN / Site Reference ID (supplied by client)	HU06
Address	Nationwide Hurstpierpoint, 58 High Street, Hurstpierpoint, West Sussex, BN6 9RG
Property Type	Retail
Property Build Date	Pre 2000
Property Size	113.37 sqm
Property Construction type	Traditional
Roof Type	Pitched
Roof Material	Slated or tiled
Property access notes	access arranged with carillion
Property in Conservation area?	NO
Listed Building?	NO
Property Plant or equipment installed?	YES

Reinspection Methodology

The reinspection findings detailed in this report were gathered during a "walkthrough" inspection of the structural asbestos containing materials (as previously identified and as suspected by virtue of the surveyors forgoing knowledge of asbestos use in buildings of this type).

When a reinspection is reliant on bulk analysis from a laboratory other than Lucion, the data shall refer to fibre type as a 'Strongly Presume' rather than a definitive analysis.

Recommendations

In addition to the risk assessment level assigned to strongly presumed and identified asbestos containing material, a management control action recommendation is also made. It must be realised that this/these management recommendations are made on the basis of prevailing material conditions and access at the time of the survey and as such are intended solely as a guide to assist in the effective control of the materials concerned. Where doubt may be raised about the action that should be taken regarding an asbestos containing material, measures should be implemented to a degree that reflect either those of a higher risk or a more in depth risk assessment should be carried out. This risk assessment may account for greater knowledge of the material's location (i.e. greater than that of the surveyor at the time of survey) or knowledge (current or future) of activities or works surrounding or concerning the material.

The current recommendations conventionally made by the surveyor may include the following:

Recommendation	Description	Notes
Air Monitoring	Sampling of air for asbestos fibre concentration. Necessary where a risk of fibre exposure is present and assessment of such exposure presence or absence is prudent.	UKAS accredited analytical laboratory should perform reassurance air testing.
Access Restriction	Restriction of access to area / location only to personnel wearing appropriate PPE / RPE.	Suitability of RPE / PPE must be carefully assessed and procedure invoked to ensure these control measures are adhered to.
Access Prohibition	Prohibition of access to area / location to all personnel.	Area should be marked clearly as being prohibited to all personnel, possibly in conjunction with asbestos warning stickers.
Environmental Clean	A cleanup of areas following disturbance of asbestos or discovery of loose asbestos dust/debris/material.	The work is not removal (i.e. requiring physical force) and consists of vacuuming, wiping, picking up and bagging of visible debris. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4 hour control limit or sporadic and low intensity limit. For licensed work a 4-stage clearance by a UKAS accredited laboratory is required, whilst for non-licensed work appropriate air tests are recommended and as long as any work with insulation or insulating board materials does not take more than two hours in any seven day period, and no one person works for more than one hour in that two hour period.

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Recommendation	Description	Notes
Material Repair	Repair of the material in such a manner as to minimise the release of asbestos fibre.	Repair of materials is recommended by the Health and Safety Executive as an alternative to removal, where reasonably safe to so.
Material Encapsulation	Encapsulation of the material in a manner that ensures the complete enclosure of any remaining asbestos fibres.	Encapsulation of materials is a possible alternative to their removal, where reasonably safe to do so. Works should also be accompanied by appropriate air test performed by a UKAS accredited laboratory .
Material Removal	Removal of the material in instances where it is remaining in situ would lead to a high residual risk level. Or removal may be necessary to permit work within the location. Removal of materials may also be carried out on a preventive basis.	Removal works should be carried out in accordance with the relevant ACOP (approved code of practice), L143.
<i>Any recommendations made within this report are made on the basis of findings collated at the time of survey. Recommendations should undergo careful client evaluation prior to a final management decision being made. Lucion Environmental Ltd does not accept any responsibility for any works carried out as a result of recommendations made within this report.</i>		

At this point it is pertinent to return to the legislation behind this report and outline the next steps that may need to be carried out in managing asbestos. Particular reference should be made to HSE publication L143 Managing and working with asbestos, Control of Asbestos Regulations 2012.

- Review all recommendations and risk level ratings given within this report
- Prepare a plan aimed at managing asbestos containing materials and works that may affect them
- Ensure a procedure is in place to prevent work being carried out without the asbestos register being consulted
- Arrange a program of asbestos containing material re-inspection

If any remedial works need to be carried out, decide whether or not they need to be carried out by a licensed contractor. If you are unsure about this we can offer advice as to what you should do.

Cited References and Further Reading

1. Control of Asbestos Regulations (2012) ~ The Stationery Office. **ISBN 978-0111521083**
2. Construction (Design and Management) Regulations (2015) ~ The Stationery Office. **ISBN 9780717666263**
3. The Hazardous Waste (England and Wales) Regulations (2005) ~ The Stationery Office. **ISBN 011072685-5**
4. Managing and working with asbestos Control of Asbestos Regulations 2012. Approved Code of Practice & guidance L143 (second edition, 2013) ~ HSE Books. **ISBN 978-0717666188**
5. A Comprehensive Guide to Managing Asbestos in Premises (2002) ~ HSE Books. **ISBN 978-0717623815**
6. Asbestos Essentials: A task manual for building, maintenance and allied trades of non-licensed asbestos work (third edition, 2012) ~ HSE Books. **ISBN 978-0717665037**
7. [Asbestos Essentials Task Sheets \[http://www.hse.gov.uk/asbestos/essentials/ \]](http://www.hse.gov.uk/asbestos/essentials/) ~ HSE. *electronic downloadable version of the above*
8. Asbestos: The licensed contractors guide HSG247 (2006) ~ HSE Books. **ISBN 978-0717628742**
9. Asbestos: The analysts guide for sampling, analysis and clearance procedures HSG248 (2005) ~ HSE Books. **ISBN 978-0717628759**
10. Asbestos: The Survey Guide HSG 264 (second edition, 2012) ~ HSE Books. **ISBN 978-0717665020**
11. The Management of Health and Safety at Work Regulations (1999) ~ The Stationery Office. **ISBN 011085625-2**
12. The Health & Safety at Work etc. Act (1974) ~ The Stationery Office.

Management Recommendation Detail

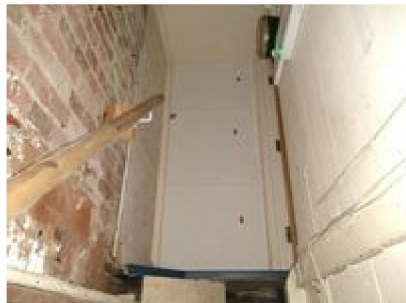
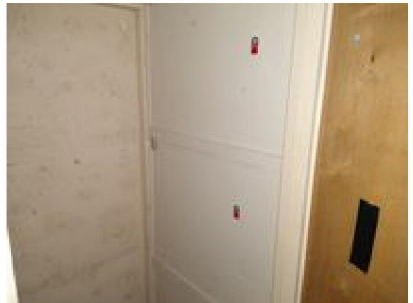
Building	Level	Location	Item / Product Examined	Sample No.	Material Description	Fibre Type	Material Score	Extent	Risk Level Assessment	Initial Control Recommendation	Photograph
Nationwide, Hurstpierpoint	-1	001/ stairwell	Panels to wall	65082-3	Asbestos-containing cement	Chrysotile	5	3 No.	R2	Reinspect Periodically	
Nationwide, Hurstpierpoint	-1	002/ basement staff room	Sink pad	241497-8	Asbestos-containing bituminous product	Chrysotile	3	0.1 Sqm.	R3	Reinspect Periodically	
Nationwide, Hurstpierpoint	-1	003/ corridor	Ceiling	241497-9	Asbestos-containing textured coating	Chrysotile	3	5 Sqm.	R3	Reinspect Periodically	

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Building	Level	Location	Item / Product Examined	Sample No.	Material Description	Fibre Type	Material Score	Extent	Risk Level Assessment	Initial Control Recommendation	Photograph
Nationwide, Hurstpierpoint	-1	004/ wc	Ceiling	241497-9	Asbestos-containing textured coating	Chrysotile	3	3 Sqm.	R3	Reinspect Periodically	
Nationwide, Hurstpierpoint	0	004/ Stairwell To Basement	Wall panels	241497-5	Asbestos-containing cement	Chrysotile	4	3 Sqm.	R3	Reinspect Periodically	

Areas Excluded & Not Fully Accessed During Inspection

- Asbestos should be presumed to be present within Locations and Items not accessed until a further assessment can be performed.
- Additional surveyor comments.

Building	Level	Location	Item / Product Examined	Accessibility	Access Comments	Photograph
Nothing to report						

Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report

⊖ Asbestos should be presumed to be present within Locations and Items not accessed until a further assessment can be performed. 💬 Additional surveyor comments.

Building: Nationwide, Hurstpierpoint			Level: -1			Location: 001/ stairwell					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Panels to wall	Asbestos-containing cement	Previously Sampled	65082-3	3 No.	2	1	1	Chrysotile	5	3	 R2
💬 From Lucion Report Ref:387041											
Building: Nationwide, Hurstpierpoint			Level: -1			Location: 002/ basement staff room					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Sink pad	Asbestos-containing bituminous product	Previously Sampled	241497-8	0.1 Sqm.	1	1	0	Chrysotile	3	3	 R3
💬 From Lucion Report Ref:387041											

Building: Nationwide, Hurstpierpoint					Level: -1		Location: 003/ corridor				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Asbestos-containing textured coating	Previously Sampled	241497-9	5 Sqm.	1	1	0	Chrysotile	3	3	
		🗨️ From Lucion Report Ref:387041									

Building: Nationwide, Hurstpierpoint					Level: -1		Location: 004/ wc				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Asbestos-containing textured coating	Previously Sampled	241497-9	3 Sqm.	1	1	0	Chrysotile	3	3	
		🗨️ From Lucion Report Ref:387041									

Building: Nationwide, Hurstpierpoint					Level: 0		Location: 004/ Stairwell To Basement				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Wall panels	Asbestos-containing cement	Previously Sampled	241497-5	3 Sqm.	1	1	1	Chrysotile	4	3	
		🗨️ From Lucion Report Ref:387041									

Annotated Plans and Other Additional Documents

The following documents accompany this report and should be regarded as an integral part of this report.

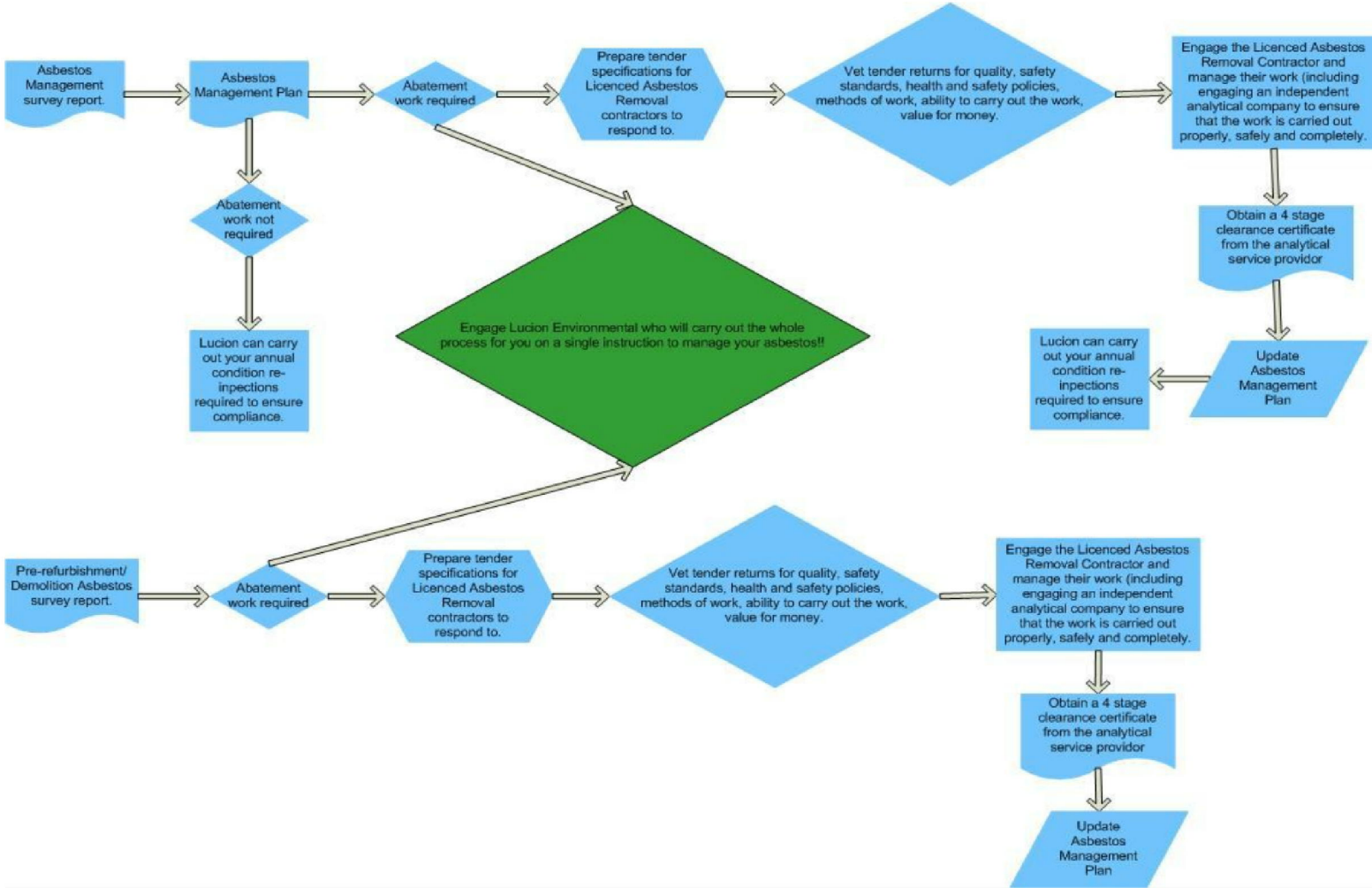
They can be downloaded from <https://latest.lucion.co.uk/reports/492967/attachments>.

- Method Statement [https://latest.lucion.co.uk/print/method_statements/492967?s=dd51133fc46d7c93cf0b90d78a35c110]
- Risk Assessment [https://latest.lucion.co.uk/print/risk_assessment/492967?s=c0ebd709afc43d303791996ae59502ed]
- A4-Plan_492967_Nationwide-Hurstpierpoint.pdf

Post Inspection Support

The ultimate aim of any management plan must be the prevention of exposure to personnel working on your premises. You should therefore make this register available for consultation and keep it regularly updated. Publications relating to the Control of Asbestos Regulations (2012) suggest an annual reinspection as minimum (more frequently for higher risk materials) by a competent person.

Remember, an asbestos survey is the first step in asbestos management. Effective asbestos management often needs specialist advice; have a look at the diagram below which shows the basic steps in formulating a typical asbestos management plan. Lucion realise that you may need some assistance in drafting your management plan; please give us a call on **0191 4618999** or send an email to enquiries@lucionservices.com or visit the lucion website [<https://www.lucionservices.com/>] for advice on any of the steps shown below:



Annotated Plans A4-Plan_492967_Nationwide-Hurstpierpoint.pdf

