



Refurbishment Asbestos Survey

Of

**1/3 Murraygate,
Dundee,
DD1 2EE**



On Behalf Of



**Aviva Life & Pensions UK Ltd
c/o Collier International, Level 6,
2 West Regent Street, Glasgow
G2 1RW**

Report Ref: RAAD39405/31822

21 January 2016

**RPS Consultants
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Appendix A Certificates of Analysis

Appendix B Referenced Plans

	Name	Job Title	
Reviewer:	Stephen Pepper	Operational Manager	
Lead Surveyor:	Cameron Duncan	Senior Consultant	
Signature of Lead Surveyor:		Date of Issue:	4 February 2016

1 Executive Summary

A refurbishment survey for Asbestos Containing Materials (ACM) was undertaken at 1/3 Murraygate, Dundee DD1 2EE on the 21 January 2016 in accordance with HSE Guidance Note HSG264.

Within the remit of this survey the following forms of ACM were identified or presumed to be present:

- No ACM identified or suspected to be present

Locations with identified/presumed ACMs can be found in Section 5.

As discussed with the client, the following locations were not accessed.

Areas Not Accessed

Floor	Room	Location
Ground Floor	0/003 Stock Room	Within live electrical switchgear

There were no materials requiring immediate attention identified during the survey.

Conclusions and Actions

No suspect materials were discovered during the course of this survey, however a blocked up stairwell was discovered behind a plasterboard wall in the ground floor main shop area. Although only non-asbestos materials were identified within this area, it was not safe to access underneath the large amount of rubble/debris. If, during any refurbishment works within this stairwell, any suspicious materials are discovered then work should immediately be suspended until further investigations are undertaken.

It was not possible to access within the live electrical switchgear in the ground floor stock room. If the switchgear is to be accessed or replaced, they should first be assessed by suitably trained personnel once the electrical supply has been isolated.

**THIS REPORT SHOULD BE READ IN ITS ENTIRETY, INCLUDING REFERENCED PLANS
DETAILING LOCATIONS OF ASBESTOS.**

2 Introduction

RPS Consultants, Tern Place, Denmore Road, Bridge of Don, Aberdeen AB23 8JX was requested by Ryan Jarvis, Aviva Life & Pensions UK Ltd, c/o Collier International, Level 6, 2 West Regent Street, Glasgow G2 1RW to conduct a survey to determine the presence of asbestos containing materials at 1/3 Murraygate, Dundee DD1 2EE. The survey was undertaken by Cameron Duncan on the 21st of January 2016.

The remit of the survey was to assess the property for asbestos materials prior to the proposed refurbishment works being undertaken.

The following inaccessible areas (with reasons) that are specific to this survey were not surveyed following discussions with Aviva Life & Pensions UK Ltd:

- Ground Floor, 0/003 Stock Room, Within live electrical switchgear due to : Live electrical supply

The survey undertaken was in line with HSG264 demolition/refurbishment surveys. This type of survey involved destructive inspection in an attempt to locate all ACM within the areas inspected, including concealed or embedded ACM. It should be noted that no assessment of the condition or potential for asbestos fibre release from each identified is included in this report as a demolition/refurbishment is not designed to supply sufficient information to allow the client to manage the ACM present in accordance with the requirements of Regulation 4 of the Control of Asbestos Regulations 2012 (CAR).

Certificates of analysis can be found in Appendix A and referenced plans can be found in Appendix B.

Throughout the report the following terms and abbreviations may be used:

ACM:	Asbestos containing material(s).
MMMf:	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
AIB:	Asbestos Insulating Board.
CAF:	Compressed Asbestos Fibre.
CF:	Compressed Fibre.
Chrysotile:	Commonly known as white asbestos.
Amosite:	Commonly known as brown asbestos.
Crocidolite:	Commonly known as blue asbestos.
Amphibole:	Generic name of the mineral group of all asbestos types, excluding Chrysotile.
Serpentine:	Generic name of the mineral group that includes Chrysotile.

RPS Consultants has assigned numbers / names to all rooms/ areas so the client should therefore be aware these may differ from those used by site occupants.

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3 Survey Methodology

The objective of the survey was to, as far as reasonably practicable, locate, identify and assess the extent of all ACM present in the scope of the survey and to present the information collected in a way which allows the duty holder to plan for the removal or protection of those materials before and during the proposed refurbishment/demolition of the area.

Reasonably accessible does not extend to searching for concealed ACM that would cause potential destabilisation to the structure of the building. Presumed ACM must be treated as containing amphibole asbestos.

The surveyor(s) conducted a systematic inspection of the nominated areas. The sampling regime was dictated by the building nature and sufficient representative samples were taken at each location. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar / repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment. It is advisable to presume that materials similar to those positively identified also contain asbestos until proven otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos. Due to the variations in composition of textured coatings (Artex, Supertex, Wondertex etc) the presence of asbestos in just one of a series of bulk samples of the material from any area will be considered sufficient grounds for treating all of the coatings in that area as containing asbestos.

Whilst the surveyor(s) made every reasonable effort, RPS Consultants cannot guarantee that all ACM have been identified, hence some ACM could be present in the building that may only be discovered when the building is demolished or is subject to major refurbishment.

This report is based on the condition of the materials at the time of the inspection. Any assessments and recommendations are formed in relation to this inspection and information made available to RPS Consultants. The assessment is limited recording the type, quantity and location of these materials throughout the building.

Bulk samples are obtained using fibre suppressant techniques in order to minimise fibre release. Areas where bulk samples have been obtained are then sealed where appropriate to prevent subsequent fibre release. The bulk samples are returned to the laboratory for analysis using polarised light microscopy and dispersion staining techniques as defined in the HSE document HSG248 and accordance with UKAS accredited in-house documented procedure RPSCA/3. Where practicable, sampling locations were labelled with a unique identifier cross-referencing them to descriptions and material assessments in Section 4.

RPS Consultants meet the requirements of BS EN ISO/IEC 17020 for the surveying of asbestos in premises to HSG264 including priority assessments. Site inspection and bulk sampling are conducted in accordance with UKAS accredited documented in-house procedures RPSCA/2 which meet the above requirements. Priority assessments are not covered within the scope of our UKAS accreditation.

RPS Consultants are a United Kingdom Accreditation Service (UKAS) accredited Type C Inspection Body.

4 Entry Sheets

Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	Ground Floor		
Room Ref:	0/001 Shop	Sample No:	183507
Form:	Cement Products	Lab Analysis Result:	Not Detected
Extent:	Throughout		
Location:	Floor screed		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	Ground Floor		
Room Ref:	0/001 Shop		
Form:	Debris/Residue	Sample No:	183508
Extent:	Throughout	Lab Analysis Result:	Not Detected
Location:	Insulating board debris to blocked off stairwell behind plasterboard		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	Ground Floor		
Room Ref:	0/001 Shop		
Form:	Insulating Board Products	Sample No:	183513
Extent:	16 sqm	Lab Analysis Result:	Not Detected
Location:	Column cladding under timber		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	Ground Floor		
Room Ref:	0/003 Stock Room		
Form:	-	Sample No:	-
Extent:	-	Lab Analysis Result:	Presumed
Location:	Within live electrical switchgear		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	Ground Floor		
Room Ref:	0/004 Ceiling Void		
Form:	Insulating Board Products	Sample No:	183511
Extent:	Throughout	Lab Analysis Result:	Not Detected
Location:	Cladding to metal beams		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	Ground Floor		
Room Ref:	0/004 Ceiling Void		
Form:	Insulating Board Products	Sample No:	183512
Extent:	4 sqm	Lab Analysis Result:	Not Detected
Location:	Insulating board panels to column top		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	First Floor		
Room Ref:	1/001 Shop		
Form:	Insulating Board Products	Sample No:	183509
Extent:	32 sqm	Lab Analysis Result:	Not Detected
Location:	Insulating board cladding to columns		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	First Floor		
Room Ref:	1/002 Changing Rooms		
Form:	Insulating Board Products	Sample No:	183510
Extent:	Throughout	Lab Analysis Result:	Not Detected
Location:	Insulating board panels to floor void		



Site:	1/3 Murraygate	Date of Survey:	21st January 2016
Building:	-	Survey Conducted By:	Cameron Duncan (Lead)
Floor:	First Floor		
Room Ref:	1/009 Ceiling Void		
Form:	Insulating Board Products	Sample No:	183514
Extent:	Throughout	Lab Analysis Result:	Not Detected
Location:	Insulating board panels to ceiling above plasterboard ceiling		



5 Asbestos Register

Site: 1/3 Murraygate, Dundee Floor: Ground Floor

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/003 Stock Room	Limitations	-	-	Within live electrical switchgear	-	TBC	Before Works
		Recommendations: Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
		Comments: No access within live electrical switchgear. Plasterboard ceiling tiles, plasterboard walls, plaster over brick walls, modern vinyl over timber flooring.					

6 Property Register

Site: 1/3 Murraygate, Dundee Floor: Ground Floor

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/001 Shop	Not Detected	183507	Cement Products	Floor screed	Throughout	-/E	-
		Recommendations: N/A					
0/001 Shop	Not Detected	183508	Debris/Residue	Insulating board debris to blocked off stairwell behind plasterboard	Throughout	-/E	-
		Recommendations: N/A					
		Comments: Unsafe to fully investigate within blocked off stairwell.					
0/001 Shop	Not Detected	183513	Insulating Board Products	Column cladding under timber	16 sqm	-/E	-
		Recommendations: N/A					
		Comments: Plasterboard ceiling, plasterboard walls, brick walls, ceramic tiles over timber flooring, plaster over timber column cladding, metal staircase.					
0/002 Changing Rooms	Not Detected	-	-	-	-	-/E	-
		Comments: Plasterboard ceiling, plasterboard walls, plaster over brick walls, carpet over timber flooring.					
0/003 Stock Room	Limitations	-	-	Within live electrical switchgear	-	TBC	Before Works
		Recommendations: Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
		Comments: No access within live electrical switchgear. Plasterboard ceiling tiles, plasterboard walls, plaster over brick walls, modern vinyl over timber flooring.					
0/004 Ceiling Void	Not Detected	183511	Insulating Board Products	Cladding to metal beams	Throughout	-/E	-
		Recommendations: N/A					
0/004 Ceiling Void	Not Detected	183512	Insulating Board Products	Insulating board panels to column top	4 sqm	-/E	-
		Recommendations: N/A					
		Comments: Concrete ceiling, metal beams, brick walls.					

Site: 1/3 Murraygate, Dundee Floor: First Floor

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
1/001 Shop	Not Detected	183509	Insulating Board Products	Insulating board cladding to columns	32 sqm	-/E	-
		Recommendations: N/A					
		Comments: Plasterboard ceiling, plasterboard walls, plaster over brick walls, ceramic tiles over concrete floor.					
1/002 Changing Rooms	Not Detected	183510	Insulating Board Products	Insulating board panels to floor void	Throughout	-/E	-
		Recommendations: N/A					
		Comments: Plasterboard ceiling, plasterboard walls, plaster over brick walls, carpet over timber over concrete floor.					
1/003 Corridor	Not Detected	-	-	-	-	-/E	-
		Comments: MMMF ceiling tiles, plasterboard walls, block walls, modern vinyl over timber floor.					
1/004 Stock Room	Not Detected	-	-	-	-	-/E	-
		Comments: MMMF ceiling tiles, plasterboard walls, lathe & plaster walls, block walls, modern vinyl over timber floor.					
1/005 Office	Not Detected	-	-	-	-	-/E	-
		Comments: MMMF ceiling tiles, plasterboard walls, lathe & plaster walls, block walls, modern vinyl over timber floor.					
1/006 Staff Room	Not Detected	-	-	-	-	-/E	-
		Comments: MMMF ceiling tiles, plasterboard walls, block walls, modern kitchen, modern vinyl over timber floor.					
1/007 Female WC	Not Detected	-	-	-	-	-/E	-
		Comments: MMMF ceiling tiles, plasterboard walls, modern vinyl over timber floor, timber boxing, ceramic white goods.					
1/008 Male WC	Not Detected	-	-	-	-	-/E	-
		Comments: MMMF ceiling tiles, plasterboard walls, modern vinyl over timber floor, timber boxing, ceramic white goods.					
1/009 Ceiling Void	Not Detected	183514	Insulating Board Products	Insulating board panels to ceiling above plasterboard ceiling	Throughout	-/E	-
		Recommendations: N/A					
		Comments: Lathe & plaster ceiling, metal beams brick walls.					

Site: 1/3 Murraygate, Dundee Floor: Externals

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
E/001 Externals	Not Detected	-	-	-	-	-/E	-
Comments: Masonry frontage, metal sign, glass windows & doors with metal surround.							

7 Risk Bands and Recommendations

The material and priority assessments are not scored in this type of survey

The asbestos information in this report is supplied on the understanding that the area surveyed is to be subject to major refurbishment / demolition, and that the identified asbestos will be removed or encapsulated as part of those works. Any asbestos remaining in situ at the conclusion of the project will need material and priority assessment in line with the requirements of Regulation 4 of CAR 2012.

8 Asbestos Management

In the event that refurbishment or demolition is postponed or cancelled, the duty holder, under CAR 2012, is required to produce an Asbestos Management Plan that is subject to periodic review to minimise the risks of asbestos exposure. This survey report should be used to develop the plan, which should prevent activities on the site, including maintenance, disturbing the ACM. The Introduction of a 'permit to work' system would help enable the plan to be satisfactorily implemented.

In accordance with the requirements of CAR 2012 every employer should ensure that adequate information, instruction and training is given to those employees who are liable to be exposed to asbestos, or those who supervise such employees. Maintenance staff must be trained in the nature of the risk associated with working with asbestos. They must also be provided with and know how to use / maintain suitable personal and respiratory protective equipment. This training should enable staff to assess situations where work can be conducted and where the employment of a licensed asbestos removal contractor is required.

Should the condition of the ACM deteriorate or accessibility change then further risk assessment must be carried out which may result in remedial action being required. If there are planned refurbishment works in these areas that would potentially disturb any ACM noted in this report, then the presence of the ACM should be considered and may require removal prior to these works taking place.

If further assessments are required it may be prudent to discuss these with RPS Consultants to assess the impact and levels of risk.

Legal Requirements

All work with ACM is controlled under CAR 2012. The object of these regulations, which were made under the Health and Safety at Work Act 1974, is to minimise exposure to asbestos fibres both within the workplace and the surrounding area.

Approved Codes of Practice and a number of technical guidance notes have been produced by the Health and Safety Executive, designed so that building managers, employers, employees and contractors can comply with the requirements of the regulations.

With certain exceptions, asbestos removal by an unlicensed contractor may be an offence. The principal statutory and regulatory requirements in force at present are:-

- Health & Safety at Work Act 1974
- The Control of Asbestos Regulations (CAR) 2012
- Management of Health and Safety at Work Regulations 1999

APPENDIX A CERTIFICATES OF ANALYSIS

This appendix contains 1 page

Certificate Number
RAAR39405/31822



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CERTIFICATE OF ASBESTOS ANALYSIS

Analytical Laboratory: Middleton
Technical Reviewer: Stephen Pepper
Date of Issue: 4th February 2016
Analyst: Sylwia Frackiewicz
Report Number: RAAD39405/001C

Client: Aviva Life & Pensions UK Ltd
Address: c/o Collier International, Level 6,
2 West Regent Street, Glasgow
G2 1RW
Number of Samples: 8
Sampling Site: 1/3 Murraygate
Sampling Address: Dundee DD1 2EE
Submitted By: RPS

Report

The sample(s) referred to below have been analysed for asbestos content dispersion staining and polarised light microscopy, using UKAS accredited RPS documented in-house test method RPSCA/3, in accordance with the requirements of HSE method HSG 248.

Lab Ref. No.	Date Analysed	Reported Location*	Description*	Asbestos Fibre Type(s)
183507	04/02/2016	Ground Floor, 0/001 Shop, Floor screed	Cement Products	None Detected
183508	04/02/2016	Ground Floor, 0/001 Shop, Insulating board debris to blocked off stairwell behind plasterboard	Debris/Residue	None Detected
183509	04/02/2016	First Floor, 1/001 Shop, Insulating board cladding to columns	Insulating Board Products	None Detected
183510	04/02/2016	First Floor, 1/002 Changing Rooms, Insulating board panels to floor void	Insulating Board Products	None Detected
183511	04/02/2016	Ground Floor, 0/004 Ceiling Void, Cladding to metal beams	Insulating Board Products	None Detected
183512	04/02/2016	Ground Floor, 0/004 Ceiling Void, Insulating board panels to column top	Insulating Board Products	None Detected
183513	04/02/2016	Ground Floor, 0/001 Shop, Column cladding under timber	Insulating Board Products	None Detected

The sample description above is our opinion only and is not covered within the scope of our UKAS accreditation.

Reviewer's signature:

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CERTIFICATE OF ASBESTOS ANALYSIS

Analytical Laboratory: Middleton
Technical Reviewer: Stephen Pepper
Date of Issue: 4th February 2016
Analyst: Sylwia Frackiewicz
Report Number: RAAD39405/001C

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Address: c/o Collier International, Level 6,
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Number of Samples: 8
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Report

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Lab Ref. No.	Date Analysed	Reported Location*	Description*	Asbestos Fibre Type(s)
183514	04/02/2016	First Floor, 1/009 Ceiling Void, Insulating board panels to ceiling above plasterboard ceiling	Insulating Board Products	None Detected

The sample description above is our opinion only and is not covered within the scope of our UKAS accreditation.

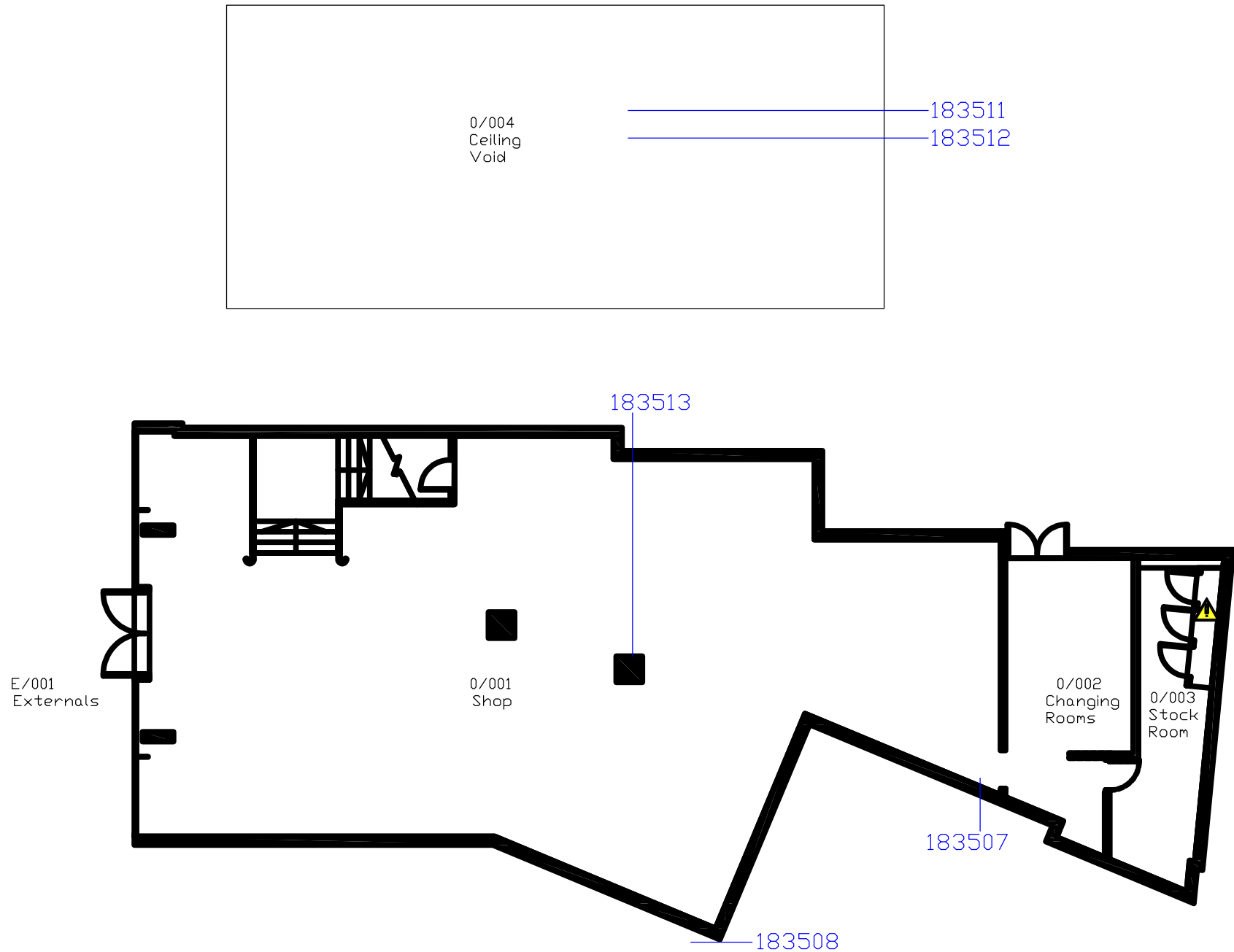
Reviewer's signature:

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APPENDIX B REFERENCED PLANS

This appendix contains 2 pages

Floor	Plan Ref
	RAAR39405/31822
Ground Floor	Page 1
First Floor	Page 2



**INFORMATION RELATING TO
DETECTED ASBESTOS CONTAINING
MATERIALS IN THE BUILDING**

(NB: This drawing provides a simple indication of ACMs locations;
for more detailed and comprehensive information, reference must
also be made to the Asbestos Register)



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Drawing Key

	Asbestos Cement Sheet (Horizontal)		Asbestos Cement Sheet (Vertical)
	Asbestos Cement Flue / Downpipe		Asbestos Cement Debris
	Asbestos Cement Guttering		Asbestos Debris
	Asbestos Insulating Board (AIB) Horizontal		Asbestos Insulating Board (AIB) Vertical
	Insulation Products		Asbestos Spray Coating
	Textured Coating		Woven Products
	Linoleum		Bonded Materials
	CAF Gaskets		No Access / Further Information [See Register]

	Asbestos Sample / 'As' Sample Position		Non Asbestos Sample
	Room Number Room Description		Presumed Bitumen Adhesive Throughout Property

Not To Scale - For Guidance Only

**For Sample Information See
Section 4 In The Report And The
Certificate of Analysis**

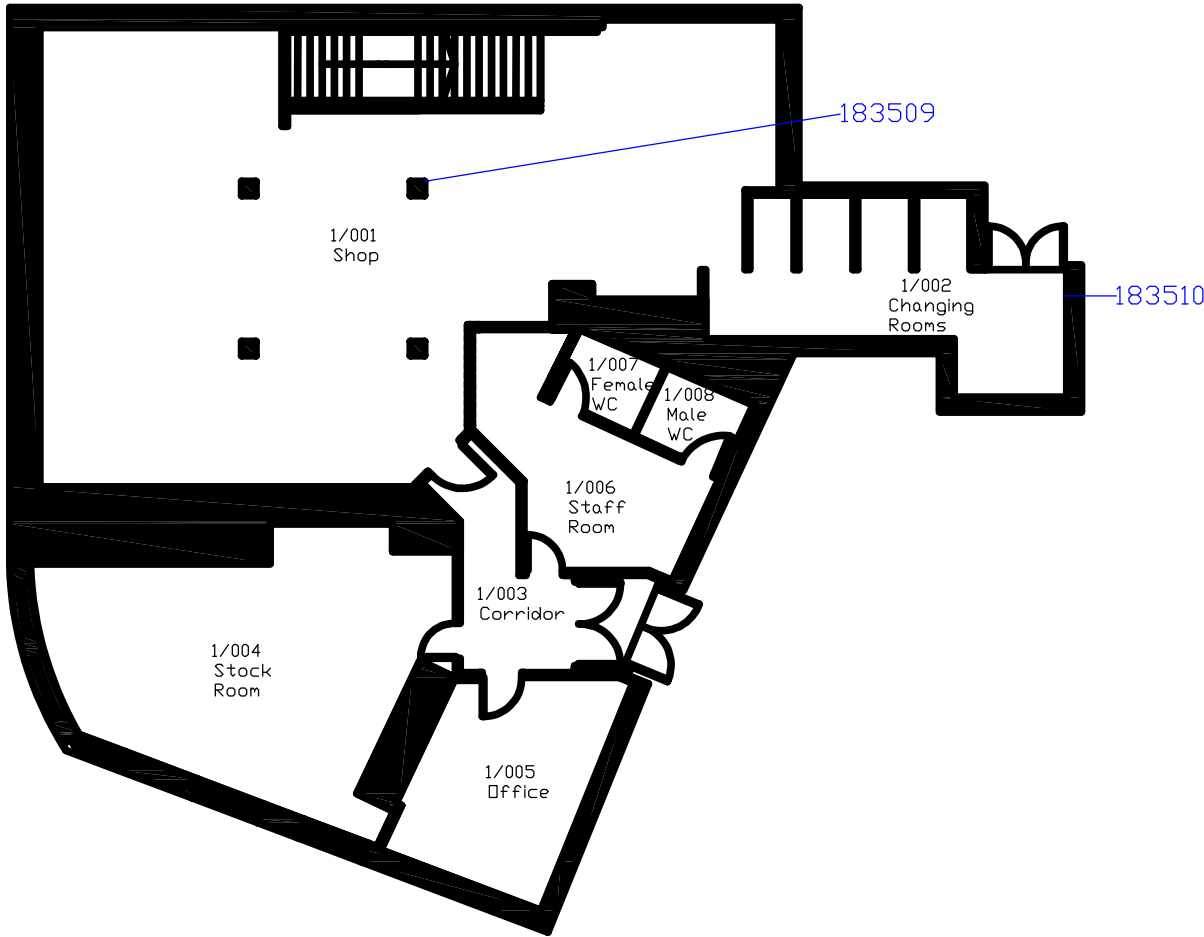
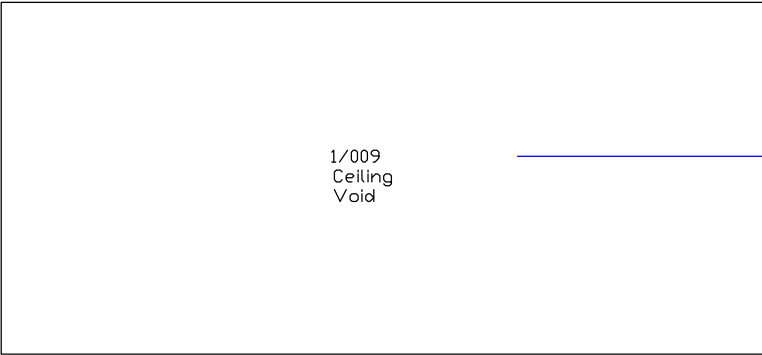
LIMITATION OF INFORMATION
The information indicated on this drawing relating to Asbestos Containing Materials (ACMs) detected within the building should not be considered as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the building fabric.

**THE REPORT SHOULD BE READ IN
ITS ENTIRETY**

**THIS IS A COLOUR DRAWING AND
SHOULD NOT BE RELIED ON IF
VIEWED IN BLACK AND WHITE
ONLY**

TYPE OF SURVEY: Refurbishment

CLIENT: Aviva Life & Pensions UK Ltd
SITE: 1/3 Murraygate, Dundee
LOCATION: Ground Floor
SURVEY DATE: 21st & 27th January 2016
RPS DOC NUMBER: RAAD39405/31822
DRAWING REV: 0001
RPS SURVEYORS: CD, DL
DRAWN BY / DATE: CD 4th February 2016
CHECKED BY: SP



INFORMATION RELATING TO
DETECTED ASBESTOS CONTAINING
MATERIALS IN THE BUILDING

(NB: This drawing provides a simple indication of ACMs locations;
for more detailed and comprehensive information, reference must
also be made to the Asbestos Register)



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Drawing Key

	Asbestos Cement Sheet (Horizontal)		Asbestos Cement Sheet (Vertical)
	Asbestos Cement Flue / Downpipe		Asbestos Cement Debris
	Asbestos Cement Guttering		Asbestos Debris
	Asbestos Insulating Board (AIB) Horizontal		Asbestos Insulating Board (AIB) Vertical
	Insulation Products		Asbestos Spray Coating
	Textured Coating		Woven Products
	Linoleum		Bonded Materials
	CAF Gaskets		No Access / Further Information [See Register]
	Asbestos Sample / 'As' Sample Position		Non Asbestos Sample
	Room Number		Presumed Bitumen Adhesive Throughout Property
	Room Description		

Not To Scale - For Guidance Only

For Sample Information See
Section 4 In The Report And The
Certificate of Analysis

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TYPE OF SURVEY: Refurbishment

CLIENT: Aviva Life & Pensions UK Ltd
SITE: 1/3 Murraygate, Dundee
LOCATION: First Floor
SURVEY DATE: 21st & 27th January 2016
RPS DOC NUMBER: RAAD39405/31822
DRAWING REV: 0001
RPS SURVEYORS: CD, DL
DRAWN BY / DATE: CD 4th February 2016
CHECKED BY: SP