



Demolition Survey

Unit 15/16 Bridgeway Centre
Bridge Road
Wrexham
LL13 9QS



TRAC Associates Limited

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1.0 Executive summary:



The following Asbestos Containing Materials (ACMs) have been identified during the Demolition Survey and are categorised by risk in accordance with Material Assessments carried out in line with HSE Guidance note HSG 264 Asbestos: The Survey Guide. Material Assessment Algorithm can be found in section 8 of this report:

HIGH RISK MATERIALS - SCORES 10+

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - SCORES 7-9

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

LOW & VERY LOW RISK MATERIALS - SCORES 1-6

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Unit 15/16, Bridgeway Centre, Bridge Road, Wrexham, LL13 9QS	Ground	Ground Floor	Textured Coating	Well-bound Material	VERY LOW (2)	Remove in accordance with CAR 2012
Unit 15/16, Bridgeway Centre, Bridge Road, Wrexham, LL13 9QS	Ground	Ground Floor	No access into live heater	Asbestos Textiles/Paper	VERY LOW (4)	Remove in accordance with CAR 2012

1.0 Executive summary:



AREAS OF NO ACCESS

Areas which have not been accessed should be presumed to contain asbestos until proven otherwise.

Building	Floor	Room/Area	Description	Recommendation
There were no results found.				

2.0 Project Particulars:



Name and address of site:	Unit 15/16 Bridgeway Centre, Bridge Road, Wrexham		
Name and address of client:	Scott Parden-Bell, 13 Kennedy Drive		
Client contact:	Scott Parden-Bell		
Type of survey:	Demolition Survey (with MA only)		
Date of survey:	29 Aug 2023		
Report Revision Number:	1		
Job number:	J038299		
Lead surveyor[s]:	Scott Parden-Bell	Signature:	
Technically reviewed by:	Chris Harrington	Signature:	
Report issue date:	30 Aug 2023		

3.0 Introduction/Objectives:



TRAC Associates Limited received instruction to carry out a Demolition Survey from Scott Parden-Bell. This instruction has been accepted on the basis of our quotation and our terms and conditions of business.

The Demolition survey was carried out at the following site:

Unit 15/16 Bridgeway Centre
Bridge Road
Wrexham
LL13 9QS

The survey was carried out by Scott Parden-Bell.

This Demolition survey was carried out in accordance with documented in-house technical procedures, in line with the requirements of HSE Guidance document HSG 264: Asbestos: The Survey Guide.

Purpose of Survey

The survey was carried out in accordance with our documented in-house technical procedures, which are based on HSE Guidance note HSG 264.

HSG 264 has been prepared by the Health and Safety Executive to help people carrying out asbestos surveys and those with specific responsibilities for managing the risks from asbestos in non-domestic premises under regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012). It is also designed to provide guidance in situations where surveys may be carried out for other purposes, eg for 'managing' asbestos in domestic premises under wider health and safety legislation and for meeting the requirements of the Construction (Design and Management) Regulations 2015 (CDM). It complements and supports other guidance on managing asbestos.

The purpose of the survey was to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMs within the site, that could otherwise be potentially disturbed by the proposed demolition works.

Aim of Survey

In relation to the scope of the proposed Demolition works at the site, the aim of the survey was to:

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Identify if asbestos remedial works may be required as part of the demolition works.

4.0 Desk Top Review and Survey Planning:



A desktop review and plan was carried out by TRAC Associates Limited based on available information provided by the client, relating to the survey requirements for the following site:

Unit 15/16 Bridgeway Centre
Bridge Road
Wrexham

LL13 9QS

The survey plan considered the following:

- | The scope and extent of areas to be included in the survey.
- | Agreed start and completion dates
- | Any areas to be excluded.
- | The type of survey
- | Any possible or known ACMs at the site
- | The survey procedure (eg how it will be conducted) and sampling strategy
- | The material assessment method and the parameters to be assessed.
- | The information to be recorded and the method and format to be used.
- | The quality assurance checks and procedures to be undertaken.
- | Any known area where access will not be possible.
- | Site safety procedures and requirements.

The survey was carried out to all areas referenced in Appendix 3.

5.0 Survey Method



This survey has been undertaken in accordance with the following:

- ┆ HSE Guidance document HSG 264 Asbestos: The Survey Guide
- ┆ TRAC Associates Limited in-house documented procedures
- ┆ Project risk assessments and method statements.

The Demolition survey has been carried out to locate and record the extent, as far as reasonably practicable, ACMs that may be otherwise disturbed by the proposed works. The investigations may have involve destructive inspections, as necessary, to gain access to areas to determine if ACMs may be present to areas of the site that maybe affected by the proposed demolition works.

The survey has been carried out in so far as was reasonably practical, to gather information on the nature, extent and condition of suspect ACMs. Where suspect ACMs were encountered a Material Assessment was made. The survey was carried out in a methodical and systematic manner to all areas include in the agreed scope of works, where safe and reasonable access could be made.

6.0 Limitations:



This document should not be used as a bill of quantities or to scope and specify asbestos remedial works.

Specific agreed restrictions that have been imposed on the scope and extent of the survey have been confirmed with the client prior to the commencement of site works. The specific survey requirements, scope of works and exclusions are detailed within our agreed client quotation / project plan document.

The Demolition Asbestos Survey has been carried out to attempt to locate all ACMs within the buildings surveyed (or relevant part), as far as reasonably practicable.

Specific areas of no access that have been encountered during inspections are recorded with the executive summary of this report, Appendix 1 - Asbestos Register and Appendix 2 - Survey Data Sheets. All areas or items that have not been accessed during the survey should be presumed to contain asbestos until proven otherwise.

7.0 Sampling and Analysis:



The method for analysis of samples is in accordance with HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance procedures; Appendix 2: Asbestos in bulk samples: Sampling and identification by polarised light microscopy (PLM).

Any sampling during the survey has been carried in accordance with HSE Guidance notes HSG 264 and HSG 248 and our in-house technical procedures.

All samples taken during this survey have been analysed by a laboratory holding UKAS accreditation to ISO 17025.

All relevant certificates of laboratory analysis are provided in Appendix 4.

8.0 Survey Results - Interpretation:



Survey Results

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (Appendix 2), Asbestos Register (Appendix 1) and Non-Asbestos Material Register (Appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264.

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- ┆ Product type;
- ┆ Extent of damage or deterioration;
- ┆ Surface treatment;
- ┆ Asbestos type

For the 4 parameteres listed above each are assigned a value which when added together gives a total score between 0 - 12. The score risk banded as shown in the table below:

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with very low potential to release fibres if disturbed

The scores for each parameter are derived from the risk assessment score parameter as shown in the table below:

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

9.0 Recommendations:



To comply with the Control of Asbestos Regulations 2012 (CAR 2012) and the Construction (Design and Management) Regulations 2007 (CDM), the dutyholder should implement the recommendations as found in the Asbestos Register in Appendix 1.

Where asbestos remedial works have been recommended, it is advised that the dutyholder procures the works based on a written scope of works / technical specification. Depending on the nature of the works the dutyholder should consider obtaining independent and impartial advice as to how the works should be carried out before issuing instructions.

The various recommendations given within the Asbestos Register report are explained below:

Remove or Encapsulate - If an item is recommended for removal or encapsulation it has either sustained damage and is posing an increased risk in its current condition; or due to its location it is considered high risk as it could easily be disturbed by the proposed works. Materials recommended for removal will be given one of the following recommendations:

- 1 Removal or Encapsulation by Licensed Asbestos Removal Contractor (LARC). This will include remedial works to AIB, Insulation, and Spray Coatings and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).
- 1 Removal or Encapsulation by a Competent Contractor. This will include remedial of lower risk materials such as Asbestos Cement, Bitumen Products, Reinforced Composites, and Floor Tiles etc. Some such works may be considered Notifiable Non-Licensed Works. The Control of Asbestos Regulations 2012 does not necessarily require such removal works to be undertaken by a licensed contractor. However it is good practice, and we would strongly recommended that all removal works are undertaken by a licensed contractor.

Restrict Access - Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

No Access – Inspection Required

Access to the given location was either not possible at all or only limited access was possible. In both instances there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible. Arrangements should be made at the earliest opportunity to revisit locations where access was not possible or access was limited in order that such areas can be inspected fully.

Items and materials that are presumed to contain asbestos will also be given the recommendation of 'No Access – Inspection required'. In these instances the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials in order to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

No Recommendation Required - Asbestos has not been identified and as such no further action is required

Appendix 1 - Asbestos Register



Building	Floor	Location /Room	Item No	S,P,SP,AS	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
				Sample No									
There were no results found.													

KEY:
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets



Service Type	Demolition Survey		
Report Revision Number	1	Surveyors	Scott Parden-Bell
TEAMS Job Number	J038299	Survey Date	29 Aug 2023 to 30 Aug 2023
Site Address:	Unit 15/16 Bridgeway Centre Bridge Road Wrexham LL13 9QS	Bulk Analysis Laboratory	
		Sample Analysis Date	N/A



Survey Date:	Lead Surveyor
29 Aug 2023 to 30 Aug 2023	Scott Parden-Bell

Survey Type
Demolition Survey

Building	Floor	Room
Unit 15/16, Bridgeway Centre, Bridge Road, Wrexham, LL13 9QS	Ground	Ground Floor

Item	Quantity
Textured Coating to ceiling/walls previously identified positive	30m²

Item Number / Sample No (S,SP,P,As)
1 / Visual (P)

Analysis	Product Type	Surface Treatment	Condition	Accessibility
Chrysotile (1)	Well-bound Material (1)	0	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
Material Risk Score				
2				

Material Risk Score	
Recommendation	Remove in accordance with CAR 2012
Comment	none licensed acm



Survey Date:	Lead Surveyor
29 Aug 2023 to 30 Aug 2023	Scott Parden-Bell

Survey Type
Demolition Survey

Building	Floor	Room
Unit 15/16, Bridgeway Centre, Bridge Road, Wrexham, LL13 9QS	Ground	Ground Floor

Item	Quantity
No access into live heater due to no isolation certificate	1no.

Item Number / Sample No (S,SP,P,As)
2 / Visual (P)

Analysis	Product Type	Surface Treatment	Condition	Accessibility
Chrysotile (1)	Asbestos Textiles/Paper (2)	1	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
Material Risk Score				
4				

Material Risk Score	
Recommendation	Remove in accordance with CAR 2012
Comment	N/A

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
Unit 15/16, Bridgeway Centre, Bridge Road, Wrexham, LL13 9QS	Ground Floor	G01	Ground Floor	Brick walls, concrete floors, timber doors and frames, concrete ceilings, steel beams, modern wc and kitchen fixtures and fittings.
Unit 15/16, Bridgeway Centre, Bridge Road, Wrexham, LL13 9QS	External	E01	Externals	Brick and metal walls, concrete floors, modern doors, modern rainwater goods

Appendix 4 – Sample Certificates



No samples were taken during the course of this survey.

Appendix 5 – Plans





Managing Risk within the Built Environment

Main & Northern Office

TRAC Associates Limited

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Bridge Hall Lane

Bury

BL9 7NX

Tel. No. 0161 641 8150

Email: projects@trac-associates.com

Drawing key

004 / Asbestos sample
'AS' sample position
Presumed asbestos

004 / No Asbestos Detected sample

 No access

1/01 Floor
W.C Room description

NOT TO SCALE-FOR GUIDANCE ONLY

1.0 EXECUTIVE SUMMARY
AND ROOM NOTES DEFINE
AREAS OF LIMITED ACCESS

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

CLIENT: Scott Parden-Bell
SITE: Unit 15/16 Bridgeway Centre
LOCATION: Ground Floor
SURVEY DATE: 29/08/2020
TRAC REF: J038299
SURVEYORS: Scott Parden-Bell
TYPE OF SURVEY: Demolition



Managing Risk within the Built Environment

Main & Northern Office

TRAC Associates Limited

Suite 5, The Pavilions

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Email: projects@trac-associates.com

Drawing key

004 / Asbestos sample
'AS' sample position
Presumed asbestos

004 / No Asbestos Detected sample

 No access

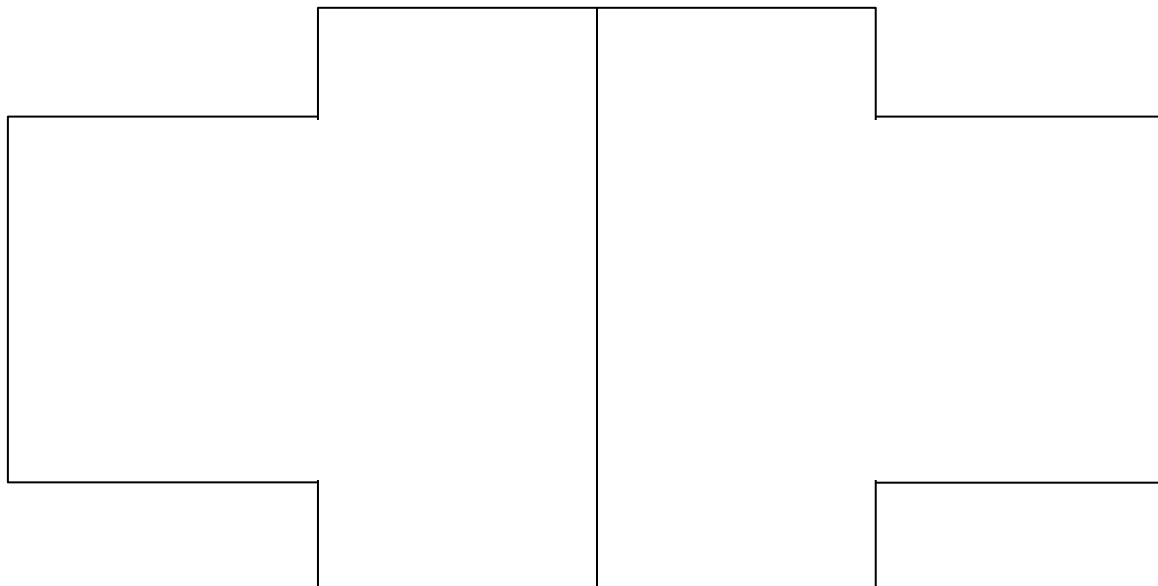
1/01 Floor
W.C Room description

NOT TO SCALE-FOR GUIDANCE ONLY

1.0 EXECUTIVE SUMMARY
AND ROOM NOTES DEFINE
AREAS OF LIMITED ACCESS

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

CLIENT: Scott Parden-Bell
SITE: Unit 15/16 Bridgeway Centre
LOCATION: External
SURVEY DATE: 29/08/2020
TRAC REF: J038299
SURVEYORS: Scott Parden-Bell
TYPE OF SURVEY: Demolition



Appendix 6 – Scope of Work / Desktop Information

Scope	General
Demolition Survey (with MA only)	
Desktop information	Details
Description and construction type (s) of the buildings included in the survey	
Occupation and use of buildings included in the survey	
Site access arrangements and site contact details	
Listed building restrictions or any other conservation restrictions	

Desktop information	Details
History of the site in terms of former use and occupation	
Underground structures (concealed footings, cellars, ducts, tunnels and undercrofts of demolished buildings etc).	
Up to date layout plans	
Available site asbestos information (Registers / Remedial information)	
Site specific hazards	
Specialist access equipment (Work at height / confined spaces)	
LARC required to facilitate access	
Analytical monitoring requirements (reassurance or clearance air testing)	
Plant and equipment requiring intrusive assessment	
Labelling of ACMs	

Desktop information	Details
Age of site / buildings	
Site induction required	
Making good requirements	
Escalation protocol on discovery of significant damaged ACMs	
Decontamination facilities	
Lighting requirement	
Exclusions	

Desktop information	Details
Do lifts require assessment	
Traffic management issues	
Working Hours	