ASBESTOS DEMOLITION SURVEY REPORT



Of

Block 20-43 Basin Street Flats

Basin Street

Dublin 8

On behalf of

National Development Finance Agency

5c Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie



Project Number 39150



DOCUMENT CONTROL

Client	National Development Finance Agency					
Project Title	3915	39150 NDFA Project Basin Street Flats RDAS				
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Report No.		39150-A				

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D01	Final	Raymond Foran	Initial Release to Client	foul fur Paul Foran	19/10/2023



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- 2. Scope of the project
- 3. General site and survey information
- 4. Conclusions and actions
- 5. Survey results



1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials were found to be present in the following form:

Vinyl floor tiles & bitumen adhesive:

 Asbestos was found to be present in the form of vinyl floor tiles and the associated bitumen adhesive present in the Hall, Living Room, Landing, Bathroom & Bedrooms within the flats accessed

Asbestos containing materials are presumed to be present in the following form:

Cement slates:

- Asbestos is presumed to be present in the form of cement slates used as soaker slates to the gable ends of the pitched roof of the block.
- Asbestos is presumed to be present in the form of cement slates used as cavity closer slates within the cavity walls of the block.

The above material is presumed as no safe access was possible at the time of the survey.

It must be noted that at the time of the survey only flats 30, 35 & 43 were vacant and accessible. Therefore it must be presumed that asbestos containing materials are present in the flats not accessed. Prior to demolition works commencing full unrestricted access should be afforded to flat 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41 & 42 to corroborate the findings of this asbestos survey report.

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk



assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.



1.1.1 ABBREVIATIONS

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

ACM Asbestos containing material.

AND Asbestos not detected.

MMMF This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic

fibres and other such material.

MA Material Assessment Score as defined in HSG264 relates to the friability of the

product. It is used to indicate the level of risk posed by the product

AIB Asbestos Insulating Board.

AC Asbestos Cement

Chrysotile Commonly known as white asbestos.

Amosite Commonly known as brown asbestos.

Crocidolite Commonly known as blue asbestos.

Amphibole Generic name for all asbestos types, excluding Chrysotile.

BOHS British Occupational Hygiene Society

UKAS United Kingdom Accreditation Service



2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included;

OHSS were requested by Malone O'Regan Consulting Engineers acting on behalf of their client the National Development Finance Agency to undertake an asbestos survey of the block prior to its demolition and redevelopment of the site. It was agreed that only the vacant flats would be accessed at this time with the occupied flats to be surveyed at a later date.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

2.2 Building Details and Construction Type

The block has concrete floors with masonry external walls. The internal walls are of both masonry and stud partition construction. The roof is of both flat and pitched roof construction.



3 GENERAL SITE AND SURVEY INFORMATION

Client Details: National Development Finance Agency

Client Address: Treasury Building

Grand Canal Dock

Dublin 2

Site Address: Block 20-43 Basin Street Flats

Basin Street

Dublin 8

Commissioned By: Malone O'Regan Consulting Engineers

Surveyor: Raymond Foran

Staff Consulted during

the survey

Patrice Brewster (Malone O'Regan) & Trevor Noonan (Dublin City

Council)

Date of Survey: 12th of October 2023

Date of Report: 19th of October 2023

Description of the

Areas Surveyed:

All safely accessible areas within the scope of the project.

As per the clients requirements the following areas were not

accessed:

Excluded Areas:

All areas outside the scope of the project, all live plant and

electrical equipment, all areas above 3m in height, all occupied

flats, all areas below the existing ground / floor levels.



Survey Methodology:

On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory.

The surveyor conducted a systematic inspection of the nominated areas. 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.

Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

- **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:
- where laboratory analysis has confirmed the presence of



asbestos in a similar construction material;

- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.
- Presumed: is the 'default' situation where a material is
 presumed to contain asbestos because there is
 insufficient evidence (eg no analysis) to confirm that it is
 asbestos free, or where a surveyor decides that it is easier
 under the planned management arrangements to presume
 certain materials contain asbestos. Many non-asbestos
 materials will also be presumed to contain asbestos using
 this system.

There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be



used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.



4 Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010.



4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

1. Remove

Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for reoccupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.



4.2 MATERIALS ASSESSMENT SCORING

4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.



4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

4.3 CALCULATING RISK ASSESSMENTS

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).



When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour coded within our risk assessment as outlined above.



4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

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



4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books



5 SURVEY RESULTS



Survey Results



National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-A
Surveyor Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

Review Date

Method

RA Number	74811	Locati	on Flat 3	30, Living Roor	n, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012004	Sample	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Taken		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74812	Locati	on Flat 3	30, Hall, Floor					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012004	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74817	Locati	on Flat 3	30, Landing, Fl	oor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012004	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74818	Locati	on Flat 3	30, Bedroom 1,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	(ann ann)
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012004	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74819	Locati	on Flat 3	30, Bedroom 2,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012004	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	



National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023

Block 20-43 Basii 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-A
Surveyor Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

Review Date

Method

RA Number	74827	Location	on Flat 3	5, Living Room	, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012005	Sample	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Taken		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74828	Location	n Flat 3	5, Hall, Floor					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012005	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74830	Location	n Flat 3	5, Landing, Flo	or				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012005	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74831	Location	n Flat 3	5, Bathroom, Fl	loor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012005	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	74832	Location	n Flat 3	5, Bedroom 1, I	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	Aliman III
Vinyl Floor		Medium	Composite	Chrysotile	RFB20231012005	Strongly	4	Priority 1 : Remove	
Tiles &		Damage	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	



National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023

Block 20-43 Basii 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-A
Surveyor Raymond F

Surveyor Raymond Foran Review Date 12/10/2024 Method WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

RA Number	74841	Locati	on Flat 4	3, Hall, Floor					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74842	Location	on Flat 4	3, Living Roon	n, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74844	Location	on Flat 4	3, Landing, Flo	oor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74845	Location	on Flat 4	3, Bathroom, F	loor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	n.
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74846	Location	on Flat 4	3, Bedroom 1,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023

Surveyor 12/10/2024 Malone O'Regan Method

Demolition Type 39150-A Report Number

Raymond Foran **Review Date** 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

RA Number	74847	Locat	i on Flat	43, Bedroom 2	, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74853	Locat	i on Bloc	k 20-43, All Flo	ors, Exterior, Roof				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74854	Locat	ion Bloc	k 20-43, All Flo	ors, All Areas, Wall \	√ents			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
	74833	Locat	ion Flat	35, Bedroom 2	, Floor				
RA Number	1/4000								
RA Number Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	





in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Clien	t and S	urvev	Details	: 8180

Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74811

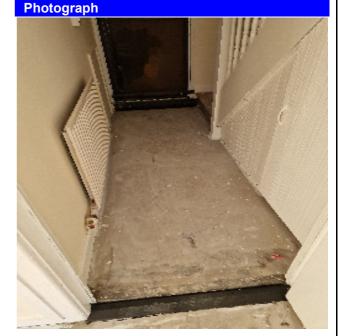
Building/Area : Flat 30 Sample No. : RFB20231012004
Room/Section : Living Room Confirmation : Sample Taken

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Ass	essment : 74811	Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment	:Composite Materials Containing Asbestos	0	Very Low Risk
Quantity :			V 1 5:1
	Material Assessment Score :	4	Very Low Risk

Tol	be completed by the esti	mating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			



Recommendations and Notes

Removal/Encapsulation Estimate

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





in accordance with HSG264

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CI	ieni	t and S	Survey	Detail	s: 8180	

Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74812

Building/Area: Flat 30 Sample No.: RFB20231012004
Room/Section: Hall Confirmation: Strongly Presumed

Location: Floor Access: Full Access

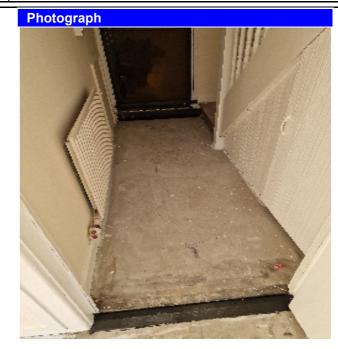
Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74812	Score	Risk Rating	
Asbestos Type : Chrysotile	1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
	l .	L	



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





in accordance with HSG264

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Client ar	d Surve	y Details	. 8180
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Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74817

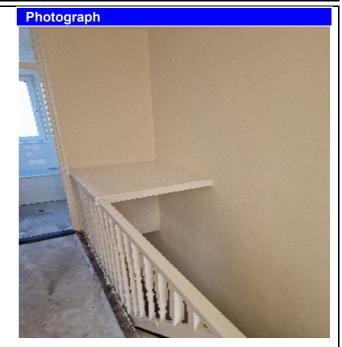
Building/Area: Flat 30 Sample No.: RFB20231012004
Room/Section: Landing Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74817		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate					
npleted by the estimat	ing contractor				
Costs	Notes				
	npleted by the estimat	pleted by the estimating contractor			



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





in accordance with HSG264

SIZ		in accordance	e with	H3G20 4	•
	ay Business Park, Harry Reynolds R	oad, Balbriggan, Co. Dublin T	el: (01) 6905	5907 Fax: (01) 80	020439 Email: info@ohss.ie Website: www.ohss.ie
Client and Surve Client : Nation	y Details : 8180 onal Development Finance < 20-43 Basin Street Flats	e Agency	Date o	of Survey : w Date : yor :	12-10-2023 12-10-2024 Raymond Foran WI-02 & WI-03
Location Details	. 74949				
Building/Area : Room/Section :	Flat 30 Bedroom 1		Confir	le No. : mation :	RFB20231012004 Strongly Presumed
Location : Description :	Floor Brown floor tiles & bitun	nen	Acces Norma	ss : al Use :	Full Access
Material Risk Ass Asbestos Type :	chrysotile		Score 1		Risk Rating High Risk
Type Of Product :	•	nen	1		Midium Risk
Condition : Surface Treatmen	Medium Damage t :Composite Materials Co	ontaining Asbestos	2 0		Low Risk Very Low Risk
Quantity :	Material Assessn	nent Score :	4		Very Low Risk
Removal/Encaps	ulation Estimate			Photogi	raph
To be	e completed by the estimating	g contractor		in mi	
	Costs	Notes		T1 100 100 100 100 100 100 100 100 100 1	
Labour				医 张康	
Equipment				A STATE OF	
Disposal					
Analytical					

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

Total





in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client an	d Survey Details : 8180		
Client :	National Development Finance Agency	Date of Survey :	12-10-2023
Site :	Block 20-43 Basin Street Flats	Review Date:	12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74819

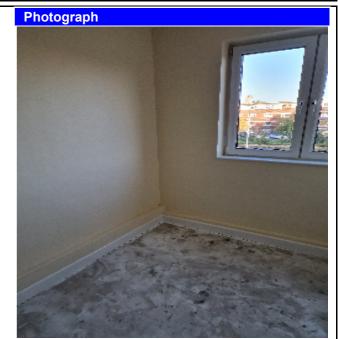
Building/Area: Flat 30 Sample No.: RFB20231012004
Room/Section: Bedroom 2 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74819		Risk Rating	
Asbestos Type: Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate					
To be	e completed by the esti	mating contractor			
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					
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Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





in accordance with HSG264

5C Finga	l Bay Business F	Park, Harry Reynol	ds Road, Balbriggan, Co. Dublin T	el: (01) 6905	907 Fax: (01) 802	20439 Email: info@ohss.ie Website: v	ww.ohss.ie
Client and Surv	ey Details	: 8180					
Client: Na	lient : National Development Finance Agency			Date of Survey:		12-10-2023	
Site: Block 20-43 Basin Street Flats		Review Date:		12-10-2024			
Address : Du	blin 8			Surve	yor :	Raymond Foran	
				Metho	od :	WI-02 & WI-03	
Location Detail	s:74827						
Building/Area :	Flat 35			Samp	le No. :	RFB20231012005	
Room/Section:	Living F	200m			mation :	Sample Taken	
Location :	Floor	COOTT		Acces		Full Access	
Description :		loor tiles & bi	itumen		al Use :	i dii Access	
-			itumen	NOTTI			
Material Risk A	ssessment	: 74827		Score		Risk Rating	
Asbestos Type :	Chrysot	ile		1		High Risk	
Type Of Product	: Vinyl Fl	oor Tiles & B	itumen	1		Midium Risk	
Condition:	Medium	Damage		2		Low Risk	
Surface Treatme	ent : Compos	site Materials	Containing Asbestos	0		Very Low Risk	
Quantity :						Venul eu Diek	
	N	/laterial Asse	ssment Score :	4		Very Low Risk	
Removal/Encap	sulation E	stimate			Photogra	aph	
То	be complete	d by the estima	ating contractor				1/
	Cos	ts	Notes		171		1/
Labour					1		//
Equipment						CHAIR CONTRACTOR OF THE PARTY O	The second second
Disposal							
Analytical							
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Total					5		TANK THE
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Recommendation	ons and Not	es			1800		红色工业
Priority 1 : Remo	ve ACM's F	Prior to Refur	bishment or Demolition.				
NI\ A							





in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

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Client : National Development Finance Agency Date of Survey :

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74828

Building/Area: Flat 35 Sample No.: RFB20231012005
Room/Section: Hall Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74828	Score	Risk Rating	
Asbestos Type : Chrysotile	1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk	
Quantity:		<u> </u>	
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
	l .	L	



12-10-2023

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey	Details: 8180				
Client : Nation	nal Development Financ	ce Agency	Date of Survey:	12-10-2023	
Site: Block	20-43 Basin Street Flat	S	Review Date:	12-10-2024	
Address : Dublir	າ 8		Surveyor :	Raymond Foran	
			Method :	WI-02 & WI-03	
Location Details :	74830				
Building/Area :	Flat 35		Sample No. :	RFB20231012005	
Room/Section :	Landing		Confirmation:	Strongly Presumed	
Location :	Floor		Access:	Full Access	
Description :	Brown floor tiles & bitu	men	Normal Use :		
Material Risk Ass	essment : 74830		Score	Risk Rating	
Asbestos Type :	Chrysotile		1	High Risk	
Type Of Product :	Vinyl Floor Tiles & Bitu	ımen	1	Midium Risk	
Condition :	Medium Damage		2	Low Risk	
	:Composite Materials C	Containing Asbestos	0	Very Low Risk	
Quantity :	Material Assess	ment Score :	4	Very Low Risk	
Removal/Encapsu	lation Estimate		Photogi	raph	
To be	completed by the estimati	ng contractor			
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					
Total			1		
			35		
			1		
Recommendations	and Notes				
Priority 1 : Remove	ACM's Prior to Refurbi	shment or Demolition.			
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N\A					





in accordance with HSG264

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Client : National Development Finance Agency Date of Survey :

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74831

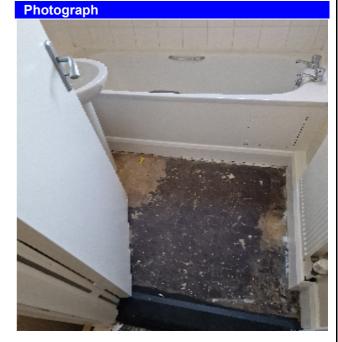
Building/Area: Flat 35 Sample No.: RFB20231012005
Room/Section: Bathroom Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74831		Score	Risk Rating	
Asbestos Type :	Chrysotile	1	High Risk	
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition :	Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		0	Very Low Risk	
Quantity:				
,	Material Assessment Score :	4	Very Low Risk	

Removal/Encaps	ulation Estimate		
To be	completed by the est	imating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
	•	<u>.</u>	



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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CI	ieni	t and S	Survey	Detail	s: 8180	

Client: National Development Finance Agency Date of Survey:

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74832

Building/Area: Flat 35 Sample No.: RFB20231012005 Room/Section: Bedroom 1 Confirmation: Strongly Presumed

Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74832		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate

To be completed by the estimating contractor

To be completed by the community contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				
Total				
	•	_		

Photograph



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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Polibriggon, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Method:

	3C Fingal Bay Business Falk, Harry Reynolds Road, Balbriggan, Co. Dublin	Tel. (01) 0905907 Fax. (01) 60	20439 Elliali. Illio@oliss.le
Client ar	d Survey Details : 8180		
Client :	National Development Finance Agency	Date of Survey :	12-10-2023
Site :	Block 20-43 Basin Street Flats	Review Date :	12-10-2024
Address :	Dublin 8	Survevor:	Ravmond Foran

Location Details: 74841

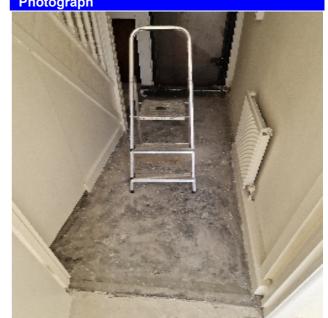
Building/Area: Flat 43 Sample No.: RFB20231012005 Room/Section: Confirmation: Hall Strongly Presumed Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment: 74841 Risk Rating Score High Risk Asbestos Type: Chrysotile 1 Type Of Product: Vinyl Flo Condition: Medium

Type Of Product: Vinyl Floor Tiles & Bitumen		1	Midium Risk
Condition :	ndition : Medium Damage		Low Risk
Surface Treatment : Composite Materials Containing Asbestos			Very Low Risk
Quantity:			V 1 511
Material Assessment Score :			Very Low Risk
Removal/Encapsulation Estimate			
Removal/Encaps	ulation Estimate		Photograph
	ulation Estimate completed by the estimating contractor	r	Photograph
			Photograph
	completed by the estimating contractor		Photograph

To be completed by the community contractor			
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
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WI-02 & WI-03

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

CI	ieni	t and S	Survey	Detail	s: 8180	

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 20-43 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74842

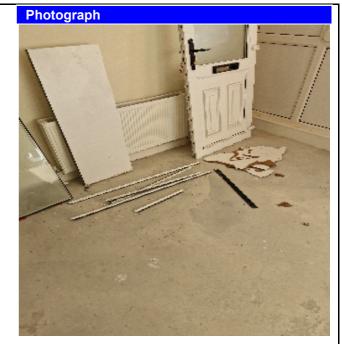
Building/Area: Flat 43 Sample No.: RFB20231012005
Room/Section: Living Room Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74842		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		0	Very Low Risk
Quantity :			
	Material Assessment Score :	4	Very Low Risk

Removal/Encap	sulation Estimate		
To k	pe completed by the esti	mating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
	•		



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client : National Development Finance Agency Date of Survey :

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74844

Building/Area: Flat 43 Sample No.: RFB20231012005
Room/Section: Landing Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74844	Score	Risk Rating
Asbestos Type: Chrysotile	1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate						
To be completed by the estimating contractor						
Costs Notes						
Labour						
Equipment						
Disposal						
Analytical						



12-10-2023

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

Total



ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

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5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

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Client : National Development Finance Agency Date of Survey :

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74845

Building/Area: Flat 43 Sample No.: RFB20231012005
Room/Section: Bathroom Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74845		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		0	Very Low Risk
Quantity :			
	Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate							
To be completed by the estimating contractor							
Costs Notes							
	pleted by the estimat	pleted by the estimating contractor					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



ISO 9001 ISO 14001 ISO 14001 INTEGRATED MANAGEMENT

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CI	ieni	t and S	Survey	Detail	s: 8180	

Client : National Development Finance Agency Date of Survey :

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74846

Building/Area: Flat 43 Sample No.: RFB20231012005
Room/Section: Bedroom 1 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74846		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

10	be completed by the est	mating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
		•	

Photograph



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Address:

Asbestos Containing Materials Risk Assessment Demolition

in accordance with HSG264

hsite: www.ohss.ie

Surveyor:

	5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin T	el: (01) 6905907 Fax: (01) 802	0439 Email: info@ohss.ie We
Client an	d Survey Details : 8180		
Client :	National Development Finance Agency	Date of Survey:	12-10-2023
Site :	Block 20-43 Basin Street Flats	Review Date :	12-10-2024

Method: WI-02 & WI-03

Raymond Foran

Location Details: 74847

Dublin 8

Building/Area: Flat 43 Sample No.: RFB20231012005 Room/Section: Bedroom 2 Confirmation: Strongly Presumed

Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74847		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate								
To be completed by the estimating contractor								
	Costs							
Labour								
Equipment								
Disposal								
Analytical								
Total								
	<u>.</u>	<u>.</u>						



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 20-43 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74853

Building/Area: Block 20-43 All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment : 74853	Score	Risk Rating	
Asbestos Type: Chrysotile	1	High Risk	
Type Of Product: Asbestos Cement	1	Midium Risk	
Condition : Low Damage	1	Low Risk	
Surface Treatment : Asbestos Cement	1	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encap	sulation Estimate		ı			
To be completed by the estimating contractor						
	Costs	Notes				
Labour						
Equipment						
Disposal						
Analytical						
Total						
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Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

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Client an	d Survey	Detail	e · 8180

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 20-43 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74854

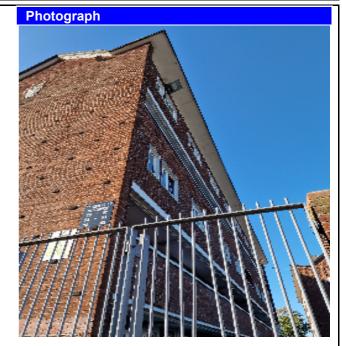
Building/Area: Block 20-43 All Floors Sample No.:

Room/Section: All Areas Confirmation: Strongly Presumed
Location: Wall Vents Access: Partial Access (Notes)

Description : Cement Slates Normal Use :

Material Risk Assessment : 74854	Score	Risk Rating	
Asbestos Type: Chrysotile	1	High Risk	
Type Of Product: Asbestos Cement	1	Midium Risk	
Condition : Low Damage	1	Low Risk	
Surface Treatment : Asbestos Cement	1	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate							
To be completed by the estimating contractor							
	Costs	Notes					
Labour							
Equipment							
Disposal							
Analytical							
Total							



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

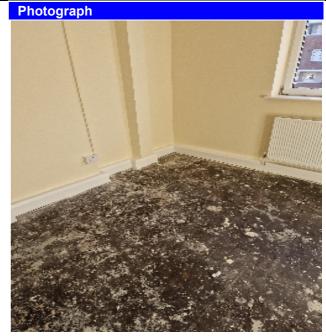




in accordance with HSG264

5C Fi	ingal Bay Bus	iness Park, Harry Reynolds Road, E	Balbriggan, Co. Dublin T	el: (01) 6905	907 Fax: (01) 80	20439 Email: info@ohss	s.ie Website: www.ol	hss.ie
Client and S	urvey Det	tails : 8180						
Client :	National [Development Finance Age	ency	Date o	f Survey:	12-10-2023		
Site :	ite: Block 20-43 Basin Street Flats			Revie	v Date :	12-10-2024		
Address: Dublin 8			Surve	or:	Raymond Fora	an		
				Metho		WI-02 & WI-03	;	
Location Det	tails : 748	33						
Building/Area	: Fla	t 35		Sampl	e No. :	RFB20231012	005	
Room/Section	n: Be	droom 2		Confir	mation :	Strongly Presu	ımed	
Location :	Flo	or		Acces	s:	Full Access		
Description :	Bro	own floor tiles & bitumen		Norma	ıl Use :			
Material Risk Assessment : 74833				Score	Risk Rating			
Asbestos Typ	e: Ch	rysotile		1		High	Risk	
Type Of Produ	uct : Vin	yl Floor Tiles & Bitumen		1		Midiun	n Risk	
Condition :	Lov	w Damage		1		Low	Risk	
Surface Treat	ment :Co	mposite Materials Contai	ning Asbestos	0		Very Lo	w Risk	
Quantity :						•		
		Material Assessment	Score :	3		Very Lo	w Risk	
Removal/End	capsulati	on Estimate			Photogr	aph		
	To be com	pleted by the estimating cor	ntractor		1			
		Costs	Notes					
Labour								
Equipment								-

Removal/Encap	sulation Estimate					
To be completed by the estimating contractor						
	Costs	Notes				
Labour						
Equipment						
Disposal						
Analytical						
Total						
	-					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-A
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



Risk Register

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

l		l	
RA Number	7/253	II ocation	Block 20-43, All Floors, Exterior, Roof
IVA MUITINGI	1 1 000	Location	DIOCK 20-43, All 1 10013, Exterior, 17001



in accordance with HSG264



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Client and Survey Details: 8180

Client: National Development Finance Agency Date of Survey: 12-10-2023 Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

Location Details: 74853

Building/Area: Block 20-43 All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description: Cement Soaker Slates Normal Use:

Material Risk Assessment: 74853

Asbestos Type: Chrysotile 1 Type Of Product: Asbestos Cement 1 Condition: Low Damage 1

Surface Treatment : Asbestos Cement

Quantity:

Material Assessment Score:

Priority Assessment

0 Normal Occupant Activity:

Likelihood of Disturbance

Location: 0

Accessibility: 0 Extent/Amount: 0

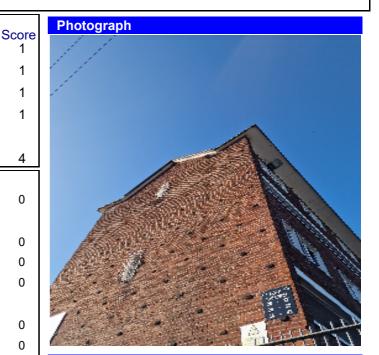
Human Exposure Potential

Number of Occupants: None 0 0 Frequency of Use: Average Time of Use: 0

Maintenance Activity

Type of Maintenance: Frequency of Maintenance:

Material and Priority Assessment Score:



Risk Assessment

Priority Scores of 18 or More = High Risk

Priority Scores of 12 to 17 = Medium Risk

Priority Scores of 11 or less = Lower Risk

Lower Risk

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report hazards are under control at the time of inspections



National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-A
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	74813	Location	Flat 30, Hall, Walls & Ceiling
RA Number	74814	Location	Flat 30, Living Room, Walls & Ceiling
RA Number	74815	Location	Flat 30, Kitchen, Walls & Ceiling
RA Number	74816	Location	Flat 30, Balcony, All Areas
RA Number	74820	Location	Flat 30, Bathroom, Floor, Walls & Ceiling
RA Number	74821	Location	Flat 30, Landing, Walls & Ceiling
RA Number	74822	Location	Flat 30, Bedroom 2, Walls & Ceiling
RA Number	74823	Location	Flat 30, Bedroom 1, Walls & Ceiling
RA Number	74824	Location	Flat 35, Living Room, Walls & Ceiling
RA Number	74825	Location	Flat 35, Hall, Walls & Ceiling
RA Number	74826	Location	Flat 35, Kitchen, Floor, Walls & Ceiling
RA Number	74829	Location	Flat 35, Balcony, All Areas
RA Number	74834	Location	Flat 35, Bedroom 2, Walls & Ceiling
RA Number	74835	Location	Flat 35, Bedroom 1, Walls & Ceiling
RA Number	74836	Location	Flat 35, Bathroom, Walls & Ceiling
RA Number	74837	Location	Flat 35, Landing, Walls & Ceiling
RA Number	74838	Location	Flat 43, Living Room, Walls & Ceiling
RA Number	74839	Location	Flat 43, Kitchen, Floor, Walls & Ceiling
RA Number	74840	Location	Flat 43, Hall, Walls & Ceiling
RA Number	74843	Location	Flat 43, Balcony, All Areas
RA Number	74848	Location	Flat 43, Bedroom 2, Walls & Ceiling
RA Number	74849	Location	Flat 43, Bedroom 1, Walls & Ceiling
RA Number	74850	Location	Flat 43, Bathroom, Walls & Ceiling
RA Number	74851	Location	Flat 43, Landing, Walls & Ceiling



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 20-43 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-A
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	74852	Location	Block 20-43, All Floors, Exterior, Facades
-----------	-------	----------	--





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Date of Survey:

Client and Survey Details: 8180

National Development Finance Agency Client:

Review Date: Site: Block 20-43 Basin Street Flats 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

12-10-2023

Location Details: 74813 No Asbestos Found

Building/Area: Flat 30 Room/Section: Hall

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74814 No Asbestos Found

Building/Area: Flat 30

Room/Section: Living Room Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74815 No Asbestos Found

Flat 30 Building/Area: Room/Section: Kitchen

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

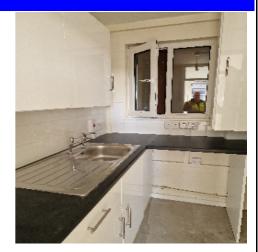
Normal Use:

Recommendations:

Notes:











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Date of Survey:

Client and Survey Details: 8180

Client: National Development Finance Agency

Site: Block 20-43 Basin Street Flats Review Date:

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74816 No Asbestos Found

Building/Area : Flat 30
Room/Section : Balcony
Location : All Areas

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74820 No Asbestos Found

Building/Area: Flat 30
Room/Section: Bathroom

Location : Floor, Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74821 No Asbestos Found

Building/Area : Flat 30 Room/Section : Landing

Location: Walls & Ceiling

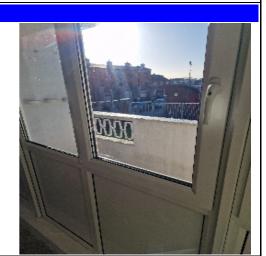
Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:











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Date of Survey:

Client and Survey Details: 8180

Client: National Development Finance Agency

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74822 No Asbestos Found

Building/Area: Flat 30 Room/Section: Bedroom 2

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74823 No Asbestos Found

Building/Area: Flat 30 Room/Section: Bedroom 1

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74824 No Asbestos Found

Building/Area: Flat 35

Room/Section: Living Room
Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:











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Date of Survey:

Review Date:

Client and Survey Details: 8180

Client: National Development Finance Agency

Site: Block 20-43 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74825 No Asbestos Found

Building/Area: Flat 35 Room/Section: Hall

Location : Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74826 No Asbestos Found

Building/Area : Flat 35 Room/Section : Kitchen

Location : Floor, Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74829 No Asbestos Found

Building/Area : Flat 35
Room/Section : Balcony
Location : All Areas

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:











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Date of Survey:

Client and Survey Details: 8180

National Development Finance Agency Client:

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

12-10-2023

Location Details: 74834 No Asbestos Found

Building/Area: Flat 35 Room/Section: Bedroom 2

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74835 No Asbestos Found

Building/Area: Flat 35 Room/Section: Bedroom 1

Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74836 No Asbestos Found

Flat 35 Building/Area: Room/Section: Bathroom

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

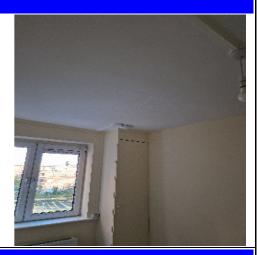
Access: **Full Access**

Normal Use:

Recommendations:

Notes:











in accordance with HSG264

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Date of Survey:

Client and Survey Details: 8180

Client: National Development Finance Agency

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74837 No Asbestos Found

Building/Area : Flat 35 Room/Section : Landing

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74838 No Asbestos Found

Building/Area: Flat 43

Room/Section: Living Room
Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74839 No Asbestos Found

Building/Area: Flat 43 Room/Section: Kitchen

Location : Floor, Walls & Ceiling

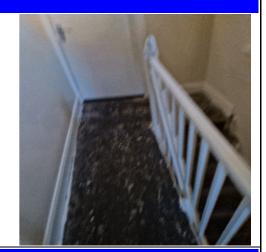
Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:











in accordance with HSG264

Client and Survey Details: 8180

National Development Finance Agency Client:

Site: Block 20-43 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Date of Survey:

Review Date:

Location Details: 74840 No Asbestos Found

Building/Area: Flat 43 Room/Section: Hall

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74843 No Asbestos Found

Building/Area: Flat 43 Room/Section: Balcony Location: All Areas

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74848 No Asbestos Found

Flat 43 Building/Area: Room/Section: Bedroom 2 Location: Walls & Ceiling

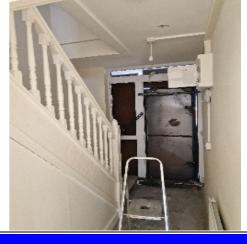
Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:











in accordance with HSG264

Client and Survey Details: 8180

National Development Finance Agency Client:

Site: Block 20-43 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Date of Survey:

Review Date:

Location Details: 74849 No Asbestos Found

Building/Area: Flat 43

Room/Section: Bedroom 1

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74850 No Asbestos Found

Building/Area: Flat 43 Room/Section: **Bathroom**

Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74851 No Asbestos Found

Building/Area: Flat 43 Room/Section: Landing

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

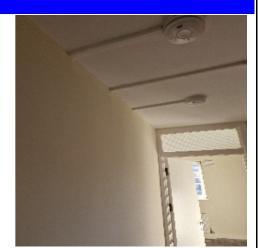
Normal Use:

Recommendations:

Notes:











in accordance with HSG264

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Date of Survey:

Client and Survey Details: 8180

Client : National Development Finance Agency

Site: Block 20-43 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details : 74852 No Asbestos Found

Building/Area: Block 20-43 All Floors

Room/Section : Exterior Location : Facades

Description :
Sample No. :
Confirmation :

Access: Partial Access (Notes)

Normal Use:

Recommendations:

Notes: No safe access above 3m in height.





Test Certificate Certificate Number: 000835 Printed: 04-Mar-24

Client Details

National Development Finance Agency

Site Details

Block 20-43 Basin Street Flats

Dublin 8

Job No:

39150

Date Received: Date Tested:

13-Oct-23 13-Oct-23

Date Reported:

04-Mar-24

No. of Samples:

Specification: WI 05 Samples taken by: OHSS

Bulk Identification of Asbestos in Materials							
Sample	Description	Asbestos Detected	Asbestos Type				
RFB20231012004	Brown floor tiles & bitumen from Living Room Floor (Flat 30)	Present	Chrysotile				
RFB20231012005	Brown floor tiles & bitumen from Living Room Floor (Flat 35)	Present	Chrysotile				

Comments / Deviations from Standard Methods

Requested via portal survey

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 Comments, observations and opinions are outside the scope of certification.

Analyst: Frances Shaw

Signed:

Frances Shaw

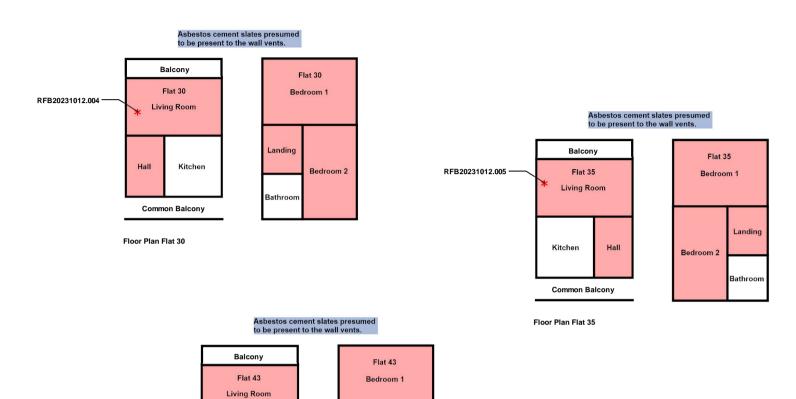
For and on authority of OHSS

OHSS 5C, Fingal Bay Business Park, Harry Reynolds Rd, Balbriggan, Co. Dublin, K32 XT04

Tel: 01 6905907 Fax: 01 8020439 E-mail: info@ohss.ie Web: www.ohss.ie



Drawings





Key Plan

Floor	Plan	Flat 43	

Kitchen

Common Balcony

Hall

Drawing Legend				Drawing Revisions		Date	Scale	Project Number	Asbestos Demolition Survey	SAFETY
Contains Asbestos		Not Accessed Presumed To Contain Asbestos	Rev#	Revision Description	Date	19/10/2023	This drawing	39150	Block 20-43	E 22HOS
Sample Point Location	+	No Access Under Fixed				Drawing No	is for illustration	Drawn By	Basin Street Flats Basin Street	
Sample Point Location	^	Floor Coverings Investigate Prior To Disturbance				1 of 1	purposes	Raymond Foran	Dublin 8	QMF 139 Rev 1

Landing

Bathroom

Bedroom 2

ASBESTOS DEMOLITION SURVEY REPORT



Of

Block 48-67 Basin Street Flats

Basin Street

Dublin 8

On behalf of

National Development Finance Agency

5c Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie



Project Number 39150



DOCUMENT CONTROL

Client	National Development Finance Agency					
Project Title	39150 NDFA Project Basin Street Flats RDAS					
Document Title	Asbestos Demolition Report					
Report No.		39150-B				

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	Raymond Foran	Initial Release to Client	foul fur Paul Foran	19/10/2023



Contents

- 1. Executive summary
- 2. Scope of the project
- 3. General site and survey information
- 4. Conclusions and actions
- 5. Survey results



1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials were found to be present in the following form:

Vinyl floor tiles & bitumen adhesive:

 Asbestos was found to be present in the form of vinyl floor tiles and the associated bitumen adhesive present in the Hall, Living Room, Landing, Bathroom & Bedrooms within the flats accessed.

Decorative coating:

Asbestos was found to be present within the decorative coating present to the ceilings in the Hall, Living Room and Kitchen in flat 63.

Asbestos containing materials are presumed to be present in the following form:

Cement slates:

- Asbestos is presumed to be present in the form of cement slates used as soaker slates to the gable ends of the pitched roof of the block.
- Asbestos is presumed to be present in the form of cement slates used as cavity closer slates within the cavity walls of the block.

The above material is presumed as no safe access was possible at the time of the survey.

It must be noted that at the time of the survey only flats 55, 57, 60 & 63 were vacant and accessible. Therefore it must be presumed that asbestos containing materials are present in the flats not accessed. Prior to demolition works commencing full unrestricted access should be afforded to flat 48, 49, 50, 51, 52, 53, 54, 56, 58, 59, 61, 62, 64, 65, 66 & 67 to corroborate the findings of this asbestos survey report.



The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.



1.1.1 ABBREVIATIONS

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

ACM Asbestos containing material.

AND Asbestos not detected.

MMMF This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic

fibres and other such material.

MA Material Assessment Score as defined in HSG264 relates to the friability of the

product. It is used to indicate the level of risk posed by the product

AIB Asbestos Insulating Board.

AC Asbestos Cement

Chrysotile Commonly known as white asbestos.

Amosite Commonly known as brown asbestos.

Crocidolite Commonly known as blue asbestos.

Amphibole Generic name for all asbestos types, excluding Chrysotile.

BOHS British Occupational Hygiene Society

UKAS United Kingdom Accreditation Service



2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included;

OHSS were requested by Malone O'Regan Consulting Engineers acting on behalf of their client the National Development Finance Agency to undertake an asbestos survey of the block prior to its demolition and redevelopment of the site. It was agreed that only the vacant flats would be accessed at this time with the occupied flats to be surveyed at a later date.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

2.2 Building Details and Construction Type

The block has concrete floors with masonry external walls. The internal walls are of both masonry and stud partition construction. The roof is of both flat and pitched roof construction.



3 GENERAL SITE AND SURVEY INFORMATION

Client Details: National Development Finance Agency

Client Address: Treasury Building

Grand Canal Dock

Dublin 2

Site Address: Block 48-67 Basin Street Flats

Basin Street

Dublin 8

Commissioned By: Malone O'Regan Consulting Engineers

Surveyor: Raymond Foran

Staff Consulted during

the survey

Patrice Brewster (Malone O'Regan) & Trevor Noonan (Dublin City

Council)

Date of Survey: 12th of October 2023

Date of Report: 19th of October 2023

Description of the

Areas Surveyed:

All safely accessible areas within the scope of the project.

As per the clients requirements the following areas were not

accessed:

Excluded Areas:

All areas outside the scope of the project, all live plant and

electrical equipment, all areas above 3m in height, all occupied

flats, all areas below the existing ground / floor levels.



Survey Methodology:

On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory.

The surveyor conducted a systematic inspection of the nominated areas. 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.

Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

- **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:
- where laboratory analysis has confirmed the presence of



asbestos in a similar construction material;

- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.
- Presumed: is the 'default' situation where a material is
 presumed to contain asbestos because there is
 insufficient evidence (eg no analysis) to confirm that it is
 asbestos free, or where a surveyor decides that it is easier
 under the planned management arrangements to presume
 certain materials contain asbestos. Many non-asbestos
 materials will also be presumed to contain asbestos using
 this system.

There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be



used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.



4 Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010.



4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

1. Remove

Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for reoccupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.



4.2 MATERIALS ASSESSMENT SCORING

4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.



4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

4.3 CALCULATING RISK ASSESSMENTS

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).



When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour coded within our risk assessment as outlined above.



4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

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



4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books



5 Survey Results



Survey Results



National Development Finance Agency Block 48-67 Basin Street Flats

12/10/2023 12/10/2024 Malone O'Regan

Demolition Type 39150-B Report Number Surveyor

Raymond Foran **Review Date** 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

RA Number	74859	Locatio	n Flat 5	5, Bedroom 3,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	Connect
RA Number	74860	Location	n Flat 5	5, Landing, Flo	or				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	1114
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74861	Location	n Flat 5	55, Bathroom, F	loor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	6
RA Number	74862	Location	n Flat 5	5, Bedroom 2,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74863	Location	on Flat 5	5, Hall, Floor					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	1
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-B
Surveyor Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

Review Date

RA Number	74864	Locatio	n Flot 5	5, Bedroom 1, F	Eleor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	МА	Recommendations	
Vinyl Floor Tiles & Bitumen	Quantity	Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74865	Location	n Flat 5	5, Living Room,	, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74874	Location	n Flat 5	7, Hall, Floor					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74875	Location	n Flat 5	7, Living Room,	. Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74876	Location	n Flat 5	7, Landing, Floo	or				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



National Development Finance Agency Block 48-67 Basin Street Flats

12/10/2023 12/10/2024 Malone O'Regan

Demolition Type 39150-B Report Number Surveyor

Raymond Foran **Review Date** 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

RA Number	74877	Locati	on Flat 5	57, Bathroom, l	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	3
RA Number	74878	Locati	on Flat	7, Bedroom 1,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	M.
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74879	Locati	on Flat 5	7, Bedroom 2,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74888	Locati	on Flat 6	60, Living Roor	n. Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74889	Locati	on Flat 6	60, Hall, Floor					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition Report Number 39150-B

Surveyor Raymond Foran Review Date 12/10/2024 Method WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

RA Number	74890	Locatio	n Flat 6	0, Landing, Floo					
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	МΔ	Recommendations	
Vinyl Floor Tiles & Bitumen	Quantity	Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74891	Location	n Flat 6	0, Bathroom, Fl	oor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74892	Location	n Flat 6	0, Bedroom 1, F	loor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74893	Locatio	n Flat 6	0, Bedroom 2, F	-loor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74901	Location	n Flat 6	3, Living Room,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-B
Surveyor Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

Review Date

RA Number	74902	Locatio	n Flat (33, Bedroom 1,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	МΔ	Recommendations	
Vinyl Floor Tiles & Bitumen	Quantity	Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74904	Location	n Flat	3, Kitchen, Ce	iling				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Decorative Coatings		Good Condition	Painted	Chrysotile	RFB20231012008	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74905	Location	n Flat	63, Living Roon	n, Ceiling				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Decorative Coatings		Good Condition	Painted	Chrysotile	RFB20231012008	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74906	Location	n Flat	3, Hall, Ceiling	1				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Decorative Coatings		Good Condition	Painted	Chrysotile	RFB20231012008	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74914	Location	n Flat	3, Landing, Flo	oor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition Report Number 39150-B

Surveyor Raymond Foran Review Date 12/10/2024 Method WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

RA Number	74915	Location	on Flat 6	3, Bathroom, F	-loor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	2
RA Number	74916	Location	on Flat 6	33, Bedroom 2,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	Ties .
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74917	Location	on Flat 6	33, Bedroom 3,	Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	To law to the same of the same
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012006	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74919	Location	on Block	48-67, Exterio	or. Roof				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74920	Location	on Block	48-67, All Flo	ors, Exterior Walls, V	Wall Vents			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	





in accordance with HSG264

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a	ieni	and S	Survey	Details:	8181
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Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74859

Building/Area: Flat 55 Sample No.: RFB20231012006
Room/Section: Bedroom 3 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74859	Score	Risk Rating		
Asbestos Type : Chrysotile	1	High Risk		
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk		
Condition : Medium Damage	2	Low Risk		
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk		
Quantity:		<u>-</u>		
Material Assessment Score :	4	Very Low Risk		

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
	•	•	

Photograph

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74860

Building/Area: Flat 55 Sample No.: RFB20231012006
Room/Section: Landing Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74860		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		<u> </u>
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate					
To be cor	To be completed by the estimating contractor				
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client an	d Survey Details : 8181	
Client:	National Development Finance Agency	Date of Survey :

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74861

Building/Area: Flat 55 Sample No.: RFB20231012006
Room/Section: Bathroom Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74861		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment	: Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:	Material Assessment Score	4	Very Low Risk

Removal/Encapsulation Estimate				
To be completed by the estimating contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				
Total				
	<u>.</u>	<u>.</u>		



12-10-2023

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





in accordance with HSG264

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Client an	d Survey Details : 8181		
Client :	National Development Finance Agency	Date of Survey:	12-10-2023

Site: Block 48-67 Basin Street Flats 12-10-2024 Review Date:

Address: Dublin 8 Surveyor: Raymond Foran Method: WI-02 & WI-03

Location Details: 74862

Building/Area: Flat 55 Sample No.: RFB20231012006 Room/Section: Bedroom 2 Confirmation: Strongly Presumed

Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74862		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment	:Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:			
Callinary :	Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate					
To b	To be completed by the estimating contractor				
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



--N\A--

Asbestos Containing Materials Risk Assessment Demolition



in accordance with HSG264

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Client and Survey De	tails : 8181					
Client : National	Development Finance Ag	jency	Date of	of Survey:	12-10-2023	
Site: Block 48-	-67 Basin Street Flats		Revie	w Date :	12-10-2024	
Address : Dublin 8			Surve	yor :	Raymond Foran	
			Metho	od:	WI-02 & WI-03	
Location Details : 74	863					
Building/Area: Fla	at 55		Samp	le No. :	RFB20231012006	
Room/Section: Ha	all			mation :	Strongly Presumed	
Location : Flo	oor		Acces	ss:	Full Access	
Description : Br	own floor tiles & bitumen		Norma	al Use :		
Material Risk Assess	ment : 74863				Risk Rating	
Asbestos Type: Ch	nrysotile		Score 1		High Risk	
	nyl Floor Tiles & Bitumen		1		Midium Risk	
* *	edium Damage		2		Low Risk	
	omposite Materials Conta	ining Asbestos	0		Very Low Risk	
Quantity:		g / 10.2 00100	•		Vory Low Prior	
	Material Assessmen	t Score :	4		Very Low Risk	
Removal/Encapsulat	ion Estimate			Photogra	aph	
To be con	npleted by the estimating co	ntractor				
	Costs	Notes				
Labour					1	
Equipment						
Disposal					/4	
						19
Analytical						9
						1
Total						1
Recommendations an	d Notes				Control of the second	
Priority 1 : Remove AC	CM's Prior to Refurbishme	ent or Demolition.				
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ISO 9001 ISO 1001 ISO 1001 INTEGRATED MANAGEMENT

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Date of Survey:

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Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8

Review Date : 12-10-2024 Surveyor : Raymond Foran

12-10-2023

Method: WI-02 & WI-03

Location Details: 74864

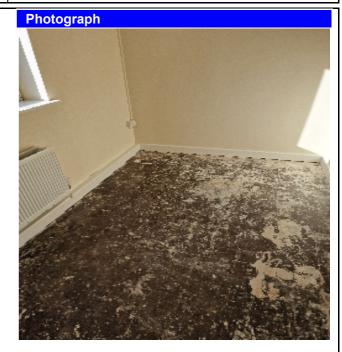
Building/Area: Flat 55 Sample No.: RFB20231012006
Room/Section: Bedroom 1 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74864		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encaps	sulation Estimate					
To b	e completed by the esti	mating contractor				
	Costs	Costs Notes				
Labour						
Equipment						
Disposal						
Analytical						
Total						



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Address:

Asbestos Containing Materials Risk Assessment Demolition



in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Surveyor:

Client and Survey Details : 8181			
Client :	National Development Finance Agency	Date of Survey:	12-10-2023
Site:	Block 48-67 Basin Street Flats	Review Date:	12-10-2024

Method: WI-02 & WI-03

Raymond Foran

Location Details: 74865

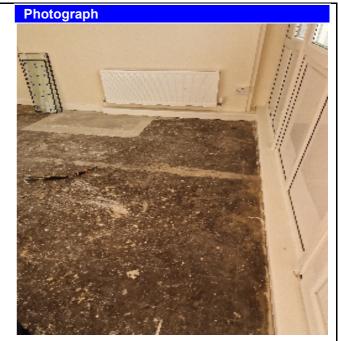
Dublin 8

Building/Area: Flat 55 Sample No.: RFB20231012006
Room/Section: Living Room Confirmation: Sample Taken
Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74865		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encap	sulation Estimate		
To b	e completed by the est	imating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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onen	t and Su	ivey De	etano.	0101

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8

Surveyor : Raymond Foran Method : WI-02 & WI-03

Location Details: 74874

Building/Area : Flat 57 Room/Section : Hall

Location: Floor

Removal/Encapsulation Estimate

Description: Brown floor tiles & bitumen

Sample No. : RFB20231012006

Confirmation : Strongly Presumed

Full Access

12-10-2023

12-10-2024

Normal Use :

Access:

Date of Survey:

Review Date:

Material Risk Assessment : 74874	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

To be completed by the estimating contractor			
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			

Photograph	

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

Total



Client:

Asbestos Containing Materials Risk Assessment Demolition

ISO 9001 ISO 1001 ISO 1001 INTEGRATED MANAGEMENT

in accordance with HSG264

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Client and	Survey	Details:	8181

National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8

Date of Survey: 12-10-2023

Review Date: 12-10-2024 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74875

Building/Area: Flat 57 Sample No.: RFB20231012006
Room/Section: Living Room Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74875	Score	Risk Rating
Asbestos Type: Chrysotile	1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsula	tion Estimate				
To be completed by the estimating contractor					
	Costs Notes				
Labour					
Equipment					
Disposal					
Analytical					
Total					
		<u>.</u>			



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



--N\A--

Asbestos Containing Materials Risk Assessment Demolition

ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

in accordance with HSG264

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		ad, Balbriggan, Co. Dublin T	el: (01) 6905907 Fax: (0	1) 8020439 Email: info@ohss.ie Website: www.ohss.ie	
Client and Survey		A	Data of Comme		
	al Development Finance	Agency	Date of Surve		
	48-67 Basin Street Flats		Review Date :		
Address : Dublin	8		Surveyor :	Raymond Foran	
			Method :	WI-02 & WI-03	
Location Details :	74876				
Building/Area :	Flat 57		Sample No. :	RFB20231012006	
	Landing		Confirmation :	Strongly Presumed	
	Floor		Access :	Full Access	
	Brown floor tiles & bitume	n .	Normal Use :	Tuli Access	
Description .	brown noor thes & bitume	#11 	Normal Use .		
Material Risk Asse	ssment : 74876		Score	Risk Rating	
Asbestos Type :	Chrysotile		1	High Risk	
Type Of Product :	Vinyl Floor Tiles & Bitume	en	1	Midium Risk	
Condition :	Medium Damage		2	Low Risk	
Surface Treatment :	Composite Materials Con	taining Asbestos	0	Very Low Risk	
Quantity :					
	Material Assessme	ent Score :	4	Very Low Risk	
Removal/Encapsu	ation Estimate		Phot	ograph	
	completed by the estimating	contractor			
	Costs	Notes			
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Labour					999
Equipment					
Disposal					
Analytical					7
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Total					
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Recommendations	and Notes			The Assessment of the State of	
Priority 1 : Remove	ACM's Prior to Refurbishr	ment or Demolition.			





in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and	Survey Details : 8181		
Client :	National Development Finance Agency	Date of Survey :	12-10-2023
Site :	Block 48-67 Basin Street Flats	Review Date:	12-10-2024
Address :	Dublin 8	Surveyor:	Raymond Foran

Method: WI-02 & WI-03

Location Details: 74877

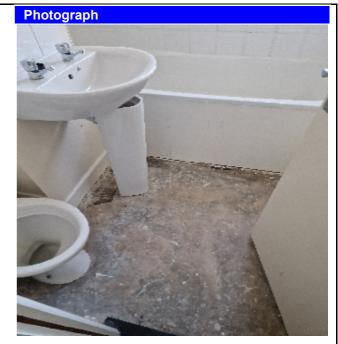
Building/Area: Flat 57 Sample No.: RFB20231012006
Room/Section: Bathroom Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74877		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encap	sulation Estimate					
To b	To be completed by the estimating contractor					
	Costs Notes					
Labour						
Equipment						
Disposal						
Analytical						
Total						
	·					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Site:

Asbestos Containing Materials Risk Assessment Demolition



in accordance with HSG264

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Client and	Survey Details: 8181		
Client :	National Development Finance Agency	Date of Survey :	12-10-2023

Address : Dublin 8 Surveyor : Raymond Foran

Method: WI-02 & WI-03

12-10-2024

Review Date:

Location Details: 74878

Building/Area: Flat 57 Sample No.: RFB20231012006
Room/Section: Bedroom 1 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

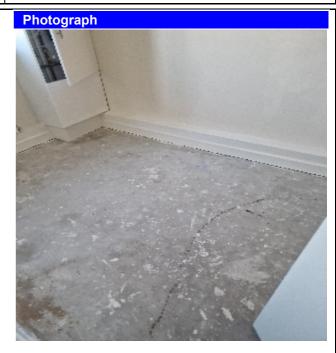
Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74878		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

To be completed by the estimating contractor

Block 48-67 Basin Street Flats

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	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
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Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8

Review Date: 12-10-2024 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74879

Building/Area: Flat 57 Room/Section: Bedroom 2

Location: Floor

Description: Brown floor tiles & bitumen

Sample No. : RFB20231012006

Strongly Presumed

Full Access

12-10-2023

Normal Use:

Access:

Confirmation:

Date of Survey:

Material Risk Assessment : 74879	Score	Risk Rating
Asbestos Type: Chrysotile	1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encap	sulation Estimate					
To b	pe completed by the esti	mating contractor				
	Costs Notes					
Labour						
Equipment						
Disposal						
Analytical						
Total						
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Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Date of Survey:

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Client: National Development Finance Agency

Site: Block 48-67 Basin Street Flats Review Date:

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74888

Building/Area: Flat 60 Sample No.: RFB20231012006 Room/Section: Living Room Confirmation: Strongly Presumed

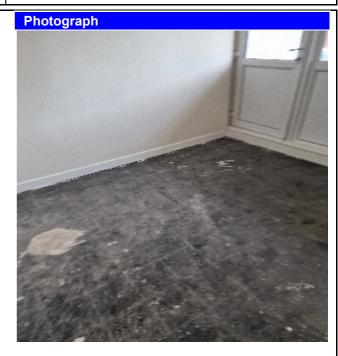
Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74888		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		<u>-</u>
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate					
To be completed by the estimating contractor					
	Costs	Notes			
Labour					
Equipment					

Labour	
Equipment	
Disposal	
Analytical	
Total	



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client: National Development Finance Agency Date of Survey:

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74889

Building/Area: Flat 60 Sample No.: RFB20231012006
Room/Section: Hall Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74889		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		<u> </u>
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			



12-10-2023

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client and Survey De					
Client : National	lient : National Development Finance Agency		Date	of Survey:	12-10-2023
Site: Block 48-	Block 48-67 Basin Street Flats		Block 48-67 Basin Street Flats Review Date :	w Date :	12-10-2024
Address : Dublin 8			Surveyor:		Raymond Foran
			Metho	od:	WI-02 & WI-03
Location Details : 74	890				
Building/Area : Fla	at 60		Samp	le No. :	RFB20231012006
Room/Section : Landing		Confi	rmation :	Strongly Presumed	
Location : Flo	oor		Acces	SS:	Full Access
Description : Br	own floor tiles & bitume	n	Norm	al Use :	
Material Risk Assess	ment : 74890		Coore		Risk Rating
Asbestos Type : Ch	nrysotile		Score 1		High Risk
Type Of Product: Vi	nyl Floor Tiles & Bitume	n	1		Midium Risk
Condition : Medium Damage		2		Low Risk	
Surface Treatment : Composite Materials Containing Asbestos			0		Very Low Risk
Quantity:					
	Material Assessme	nt Score :	4		Very Low Risk
Removal/Encapsulat	ion Estimate			Photogr	aph
To be con	npleted by the estimating o	contractor			
	Costs	Notes			
Labour					
Equipment					- Anna Anna Canada Cana
Disposal					
Analytical					
Total					
Total				Selection of	
1				THE MAN	
Danaman dation	al Nilada a				
Recommendations an	d Notes				

--N\A--





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Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74891

Building/Area: Flat 60 Sample No.: RFB20231012006
Room/Section: Bathroom Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74891		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment	: Composite Materials Containing Asbestos	0	Very Low Risk
Quantity :			V 1 5:1
	Material Assessment Score :	4	Very Low Risk

Removal/Encap	sulation Estimate								
To b	pe completed by the esti	mating contractor							
	Costs Notes								
Labour									
Equipment									
Disposal									
Analytical									
Total									
	<u>.</u>								



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Clien	t and S	urvev	Details	: 8181

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats Review Date:

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Date of Survey:

Location Details: 74892

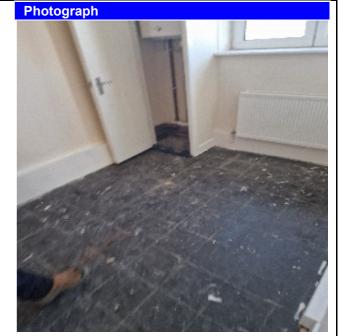
Building/Area: Flat 60 Sample No.: RFB20231012006
Room/Section: Bedroom 1 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74892		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment	: Composite Materials Containing Asbestos	0	Very Low Risk
Quantity :			V 1 5:1
	Material Assessment Score :	4	Very Low Risk

Removal/Encaps	ulation Estimate							
To be	completed by the est	imating contractor						
	Costs Notes							
Labour								
Equipment								
Disposal								
Analytical								
Total								



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74893

Building/Area: Flat 60 Sample No.: RFB20231012006
Room/Section: Bedroom 2 Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74893		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate				
To be completed by the estimating contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				
Total				



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client and		

Client : National Development Finance Agency Date of Survey :

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74901

Building/Area: Flat 63 Sample No.: RFB20231012006
Room/Section: Living Room Confirmation: Strongly Presumed

Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74901		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estima	te
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To be completed by the estimating contractor

	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			
	·		



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client and	Survey	Details	8181
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Client: National Development Finance Agency Date of Survey:

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74902

Building/Area: Flat 63 Sample No.: RFB20231012006 Room/Section: Confirmation: Bedroom 1 Strongly Presumed

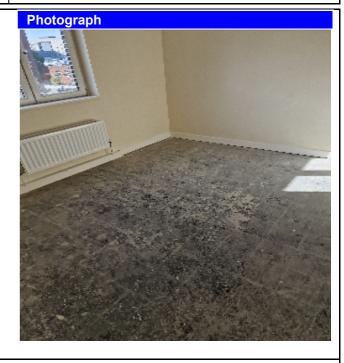
Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74902		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Medium Damage	2	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk	
Quantity:		<u>-</u>	
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate				
To be completed by the estimating contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				

Labour	
Equipment	
Disposal	
Analytical	
_	
Total	



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74904

Building/Area: Flat 63 Sample No.: RFB20231012008

Room/Section: Kitchen Confirmation: Strongly Presumed

Location: Ceiling Access: Full Access

Description : Decorative Coating Normal Use :

Material Risk Assessment : 74904		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product : Decorative Coatings	1	Midium Risk	
Condition : Good Condition	0	Low Risk	
Surface Treatment : Painted	2	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate				
To be completed by the estimating contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				
Total				



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

in accordance with HSG264

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Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74905

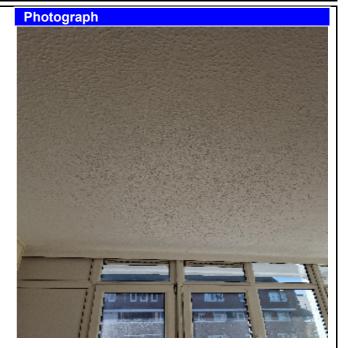
Building/Area: Flat 63 Sample No.: RFB20231012008
Room/Section: Living Room Confirmation: Strongly Presumed

Location: Ceiling Access: Full Access

Description : Decorative Coating Normal Use :

Material Risk Assessment : 74905		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product : Decorative Coatings	1	Midium Risk
Condition : Good Condition	0	Low Risk
Surface Treatment : Painted		Very Low Risk
Quantity :		Very Low Risk
Material Assessment Score · 4		very Low Risk

Removal/Encapsulation Estimate					
To b	pe completed by the esti	mating contractor			
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					
	<u>.</u>	<u>.</u>			



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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Client and	Survoy	Dotaile	9191

Client : National Development Finance Agency Date of Survey :

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

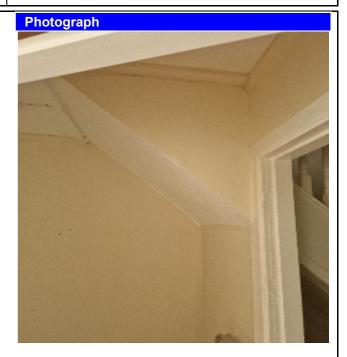
Location Details : 74906

Building/Area: Flat 63 Sample No.: RFB20231012008
Room/Section: Hall Confirmation: Sample Taken
Location: Ceiling Access: Full Access

Description : Decorative Coating Normal Use :

Material Risk Assessment : 74906		Risk Rating
Asbestos Type: Chrysotile	Score 1	High Risk
Type Of Product : Decorative Coatings	1	Midium Risk
Condition : Good Condition	0	Low Risk
Surface Treatment : Painted		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encaps	Removal/Encapsulation Estimate				
To be	To be completed by the estimating contractor				
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					
		•			



12-10-2023

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Clien	t and S	urvev	Details	: 8181

Client : National Development Finance Agency Date of Survey :

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74914

Building/Area: Flat 63 Sample No.: RFB20231012006
Room/Section: Landing Confirmation: Sample Taken
Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74914		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulat	Removal/Encapsulation Estimate				
To be completed by the estimating contractor					
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					



12-10-2023

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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CI	ieni	ano	Survey	Details:	8181

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74915

Building/Area : Flat 63 Sample No. : RFB20231012006
Room/Section : Bathroom Confirmation : Sample Taken
Location : Floor Access : Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74915		Risk Rating
Asbestos Type : Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encap	Removal/Encapsulation Estimate				
To be completed by the estimating contractor					
	Costs Notes				
Labour					
Equipment					
Disposal					
Analytical					
Total					
	·				



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

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Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

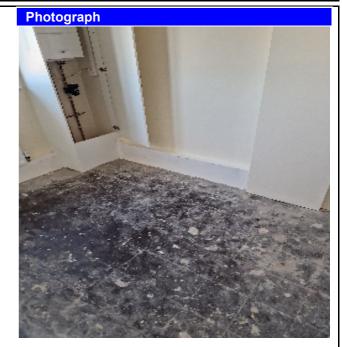
Location Details: 74916

Building/Area: Flat 63 Sample No.: RFB20231012006
Room/Section: Bedroom 2 Confirmation: Sample Taken
Location: Floor Access: Full Access

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74916		Risk Rating
Asbestos Type: Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos		Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate							
To be completed by the estimating contractor							
	Costs	Costs Notes					
Labour							
Equipment							
Disposal							
Analytical							
Total							
	1	<u> </u>					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client a	nd Survey Details : 8181			
Client :	National Development Finance Agency	Date of Survey :	12-10-2023	

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024 Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

Location Details: 74917

Building/Area: Flat 63 Sample No.: RFB20231012006 Room/Section: Bedroom 3 Confirmation: Sample Taken Location: Floor Access: **Full Access**

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74917	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate				
To be completed by the estimating contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				
Total				
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Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Client and	Survey	Details:	8181
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Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74919

Building/Area: Block 48-67 Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment : 74919	Score	Risk Rating
Asbestos Type: Chrysotile	1	High Risk
Type Of Product: Asbestos Cement	1	Midium Risk
Condition : Low Damage	1	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate					
To be completed by the estimating contractor					
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



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Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details : 74920

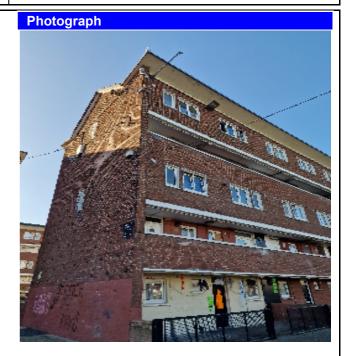
Building/Area: Block 48-67 All Floors Sample No.:

Room/Section: Exterior Walls Confirmation: Strongly Presumed
Location: Wall Vents Access: Partial Access (Notes)

Description : Cement Slates Normal Use :

Material Risk Assessment : 74920	Score	Risk Rating
Asbestos Type: Chrysotile	1	High Risk
Type Of Product: Asbestos Cement	1	Midium Risk
Condition : Low Damage	1	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate				
To be completed by the estimating contractor				
	Costs	Notes		
Labour				
Equipment				
Disposal				
Analytical				
Total				



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-B
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



Risk Register

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

RA Number	74919	Location	Block 48-67, Exterior, Roof





in accordance with HSG264

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Client and Survey Details: 8181

Client: National Development Finance Agency Date of Survey: 12-10-2023 Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

> > **Photograph**

Score

1

4

0

Location Details: 74919

Building/Area: Block 48-67 Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description: Cement Soaker Slates Normal Use:

Material Risk Assessment: 74919

Asbestos Type: Chrysotile 1 Type Of Product: Asbestos Cement 1 Condition: Low Damage 1

Surface Treatment : Asbestos Cement

Quantity:

Material Assessment Score:

Priority Assessment

0 Normal Occupant Activity:

Likelihood of Disturbance

0 Location: Accessibility: 0

Extent/Amount: 0

Human Exposure Potential

Number of Occupants: None 0 0 Frequency of Use:

Average Time of Use:

Maintenance Activity

Type of Maintenance: 0 Frequency of Maintenance: 0

Material and Priority Assessment Score:

Risk Assessment

Priority Scores of 18 or More = High Risk

Priority Scores of 12 to 17 = Medium Risk

Priority Scores of 11 or less = Lower Risk

Lower Risk

Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report s intended to assist in reducing the possibility of ac hazards are under control at the time of inspections



National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-B
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	74900	Location	Flat 63, Hall, Floor
RA Number	74855	Location	Flat 55, Landing, Walls & Ceiling
RA Number	74856	Location	Flat 55, Bathroom, Walls & Ceiling
RA Number	74857	Location	Flat 55, Bedroom 1, Walls & Ceiling
RA Number	74858	Location	Flat 55, Bedroom 3, Walls & Ceiling
RA Number	74866	Location	Flat 55, Bedroom 1, Walls & Ceiling
RA Number	74867	Location	Flat 55, Living Room, Walls & Ceiling
RA Number	74868	Location	Flat 55, Hall, Walls & Ceiling
RA Number	74869	Location	Flat 55, Kitchen, Floor, Walls & Ceiling
RA Number	74870	Location	Flat 55, Winter Garden, All Areas
RA Number	74871	Location	Flat 57, Winter Garden, All Areas
RA Number	74872	Location	Flat 57, Kitchen, Floor, Walls & Ceiling
RA Number	74873	Location	Flat 57, Hall, Walls & Ceiling
RA Number	74880	Location	Flat 57, Bedroom 2, Walls & Ceiling
RA Number	74881	Location	Flat 57, Bedroom 1, Walls & Ceiling
RA Number	74882	Location	Flat 57, Bathroom, Walls & Ceiling
RA Number	74883	Location	Flat 57, Landing, Walls & Ceiling
RA Number	74884	Location	Flat 60, Winter Garden, All Areas
RA Number	74885	Location	Flat 60, Living Room, Walls & Ceiling
RA Number	74886	Location	Flat 60, Hall, Walls & Ceiling
RA Number	74887	Location	Flat 60, Kitchen, Floor, Walls & Ceiling
RA Number	74894	Location	Flat 60, Bedroom 2, Walls & Ceiling
RA Number	74895	Location	Flat 60, Bedroom 1, Walls & Ceiling
RA Number	74896	Location	Flat 60, Bathroom, Walls & Ceiling



National Development Finance Agency Block 48-67 Basin Street Flats 12/10/2023 12/10/2024 By Malone O'Regan Type Demolition
Report Number 39150-B
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	74897	Location	Flat 60, Landing, Walls & Ceiling
RA Number	74898	Location	Flat 63, Winter Garden, All Areas
RA Number	74899	Location	Flat 63, Hall, Floor
RA Number	74903	Location	Flat 63, Kitchen, Floor & Walls
RA Number	74907	Location	Flat 63, Living Room, Walls
RA Number	74908	Location	Flat 63, Hall, Walls
RA Number	74909	Location	Flat 63, Bedroom 1, Walls & Ceiling
RA Number	74910	Location	Flat 63, Landing, Walls & Ceiling
RA Number	74911	Location	Flat 63, Bathroom, Walls & Ceiling
RA Number	74912	Location	Flat 63, Bedroom 2, Walls & Ceiling
RA Number	74913	Location	Flat 63, Bedroom 3, Walls & Ceiling
RA Number	74918	Location	Block 48-67, All Floors, Exterior, Facades





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Client and Survey Details: 8181

Client: National Development Finance Agency Date of Survey: 12-10-2023 Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

Location Details: 74900 No Asbestos Found

Building/Area: Flat 63 Room/Section: Hall Location: Floor

Description: Brown floor tiles & bitumen

RFB20231012006 Sample No.: Confirmation: Strongly Presumed

Access: **Full Access**

Normal Use:

Recommendations: Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

Notes:

Location Details: 74855 No Asbestos Found

Building/Area: Flat 55 Room/Section: Landing

Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74856 No Asbestos Found

Flat 55 Building/Area: Room/Section: Bathroom

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

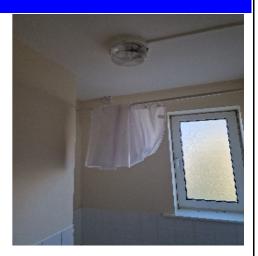
Normal Use:

Recommendations:

Notes:











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Date of Survey:

Review Date:

Client and Survey Details: 8181

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74857 No Asbestos Found

Building/Area: Flat 55 Room/Section: Bedroom 1

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74858 No Asbestos Found

Building/Area: Flat 55
Room/Section: Bedroom 3

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74866 No Asbestos Found

Building/Area: Flat 55
Room/Section: Bedroom 1

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:









Materials Risk Assessment

Demolition



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Date of Survey:

Client and Survey Details: 8181

Client: National Development Finance Agency

Review Date: Site: Block 48-67 Basin Street Flats 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

12-10-2023

Location Details: 74867 No Asbestos Found

Building/Area: Flat 55

Room/Section: Living Room

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details : 74868 No Asbestos Found

Building/Area: Flat 55 Room/Section: Hall

Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74869 No Asbestos Found

Flat 55 Building/Area: Room/Section: Kitchen

Location: Floor, Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:











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Client and Survey Details: 8181

National Development Finance Agency Client: Date of Survey: 12-10-2023 Review Date: Site: Block 48-67 Basin Street Flats 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

Location Details: 74870 No Asbestos Found

Building/Area: Flat 55

Room/Section: Winter Garden

Location: All Areas

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details : 74871 No Asbestos Found

Building/Area: Flat 57

Room/Section: Winter Garden

All Areas Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74872 No Asbestos Found

Flat 57 Building/Area: Room/Section: Kitchen

Floor, Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:











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Date of Survey:

Client and Survey Details: 8181

Client: National Development Finance Agency

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74873 No Asbestos Found

Building/Area: Flat 57 Room/Section: Hall

Location: Walls & Ceiling

Description : Sample No. : Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74880 No Asbestos Found

Building/Area: Flat 57
Room/Section: Bedroom 2

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74881 No Asbestos Found

Building/Area: Flat 57
Room/Section: Bedroom 1

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

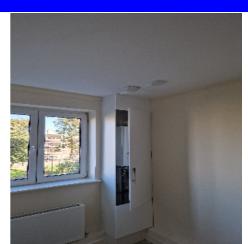
Normal Use:

Recommendations:

Notes:











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Client and Survey Details: 8181

National Development Finance Agency Client:

Site: Block 48-67 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Date of Survey:

Review Date:

Location Details: 74882 No Asbestos Found

Building/Area: Flat 57

Room/Section: **Bathroom**

Location: Walls & Ceiling

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74883 No Asbestos Found

Building/Area: Flat 57 Room/Section: Landing

Walls & Ceiling Location:

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:

Location Details: 74884 No Asbestos Found

Building/Area: Flat 60

Room/Section: Winter Garden

Location: All Areas

Description: Sample No.: Confirmation:

Access: **Full Access**

Normal Use:

Recommendations:

Notes:











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Client and Survey Details: 8181

Client : National Development Finance Agency Date of Survey :

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74885 No Asbestos Found

Building/Area: Flat 60

Room/Section : Living Room

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74886 No Asbestos Found

Building/Area : Flat 60 Room/Section : Hall

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74887 No Asbestos Found

Building/Area : Flat 60 Room/Section : Kitchen

Location: Floor, Walls & Ceiling

Description : Sample No. : Confirmation :

Access: Full Access

Normal Use:

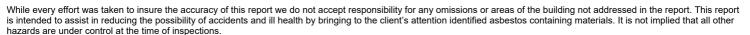
Recommendations:

Notes:













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Date of Survey:

Client and Survey Details: 8181

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

Location Details: 74894 No Asbestos Found

Building/Area: Flat 60 Room/Section: Bedroom 2

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74895 No Asbestos Found

Building/Area: Flat 60
Room/Section: Bedroom 1

Location : Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74896 No Asbestos Found

Building/Area: Flat 60 Room/Section: Bathroom

Location: Walls & Ceiling

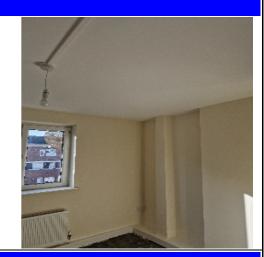
Description :
Sample No. :
Confirmation :

Access: Full Access

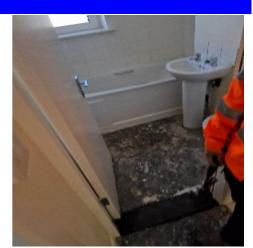
Normal Use:

Recommendations:

Notes:











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Client and Survey Details: 8181

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 48-67 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74897 No Asbestos Found

Building/Area : Flat 60 Room/Section : Landing

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74898 No Asbestos Found

Building/Area: Flat 63

Room/Section: Winter Garden

Location : All Areas

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74899 No Asbestos Found

Building/Area : Flat 63
Room/Section : Hall
Location : Floor

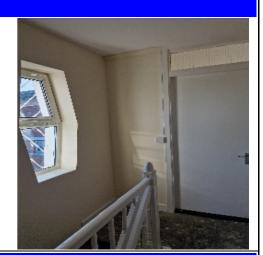
Description: Board debris

Sample No. : RFB20231012007
Confirmation : Sample Taken
Access : Full Access

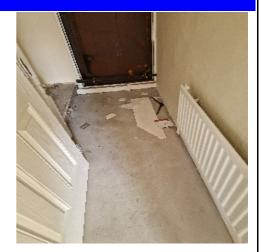
Normal Use:

Recommendations:

Notes:











in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Date of Survey:

Review Date:

Client and Survey Details: 8181

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74903 No Asbestos Found

Building/Area : Flat 63
Room/Section : Kitchen

Location: Floor & Walls

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74907 No Asbestos Found

Building/Area: Flat 63

Room/Section: Living Room

Location: Walls

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74908 No Asbestos Found

Building/Area : Flat 63 Room/Section : Hall Location : Walls

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:











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Date of Survey:

Review Date:

Client and Survey Details: 8181

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74909 No Asbestos Found

Building/Area: Flat 63
Room/Section: Bedroom 1

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74910 No Asbestos Found

Building/Area : Flat 63 Room/Section : Landing

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74911 No Asbestos Found

Building/Area: Flat 63
Room/Section: Bathroom

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:











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Date of Survey:

Client and Survey Details: 8181

Client : National Development Finance Agency

Site: Block 48-67 Basin Street Flats Review Date:

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

12-10-2024

Location Details: 74912 No Asbestos Found

Building/Area: Flat 63 Room/Section: Bedroom 2

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details : 74913 No Asbestos Found

Building/Area: Flat 63
Room/Section: Bedroom 3

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

Location Details: 74918 No Asbestos Found

Building/Area: Block 48-67 All Floors

Room/Section : Exterior Location : Facades

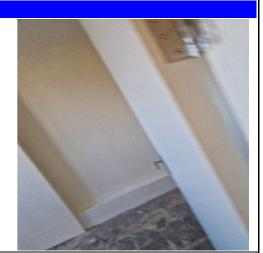
Description :
Sample No. :
Confirmation :

Access: Partial Access (Notes)

Normal Use:

Recommendations:

Notes:









Test Certificate Certificate Number: 000834 Printed: 04-Mar-24

Client Details

National Development Finance Agency

Site Details

Block 48-67 Basin Street Flats

Dublin 8

Job No: 39150 Date Received: 13-Oct-23

Date Tested: 13-Oct-23

Date Reported: 04-Mar-24
No. of Samples: 3

Specification: WI 05 Samples taken by: OHSS

Bulk Identification of Asbestos in Materials								
Sample	Description	Asbestos Detected	Asbestos Type					
RFB20231012006	Brown floor tiles & bitumen from Bedroom 3 (Flat 55) Floor	Present	Chrysotile					
RFB20231012007	Board debris from Hall Floor (Flat 63)	Not detected						
RFB20231012008	Decorative Coating from Kitchen Ceiling	Present	Chrysotile					

Comments / Deviations from Standard Methods

Requested via portal survey

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.

4 Comments, observations and opinions are outside the scope of certification.

Analyst : Frances Shaw

Signed:

Fromas Shaw

Frances Shaw

For and on authority of OHSS

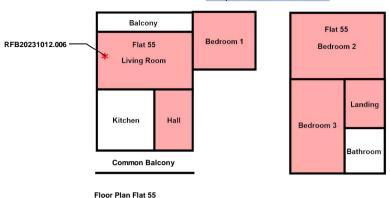
OHSS 5C, Fingal Bay Business Park, Harry Reynolds Rd, Balbriggan, Co. Dublin, K32 XT04

Tel: 01 6905907 Fax: 01 8020439 E-mail: info@ohss.ie Web: www.ohss.ie

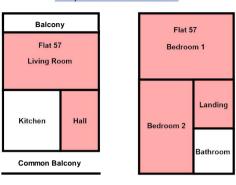


Drawings

Asbestos cement slates presumed to be present to the wall vents.



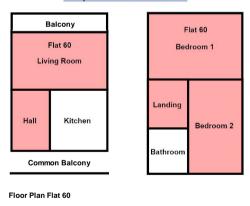
Asbestos cement slates presumed to be present to the wall vents.



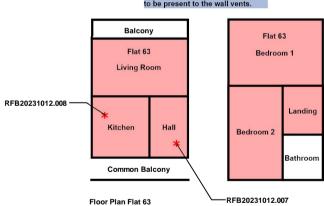


Key Plan

Asbestos cement slates presumed to be present to the wall vents.



Asbestos cement slates presumed to be present to the wall vents.



Floor Plan Flat 57

Drawing Legend			Drawing Revisions		Date	Scale	Project Number	Asbestos Demolition Survey	SAFETY		
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev#	Revision Description	Date	19/10/2023	This drawing	39150	Block 48-67	SOHOS S
	- L	No Access Under Fixed					Drawing No	is for illustration	Drawn By	Basin Street Flats Basin Street	SCH22
Sample Point Location	*	Floor Coverings Investigate Prior To Disturbance					1 of 1	purposes only	Raymond Foran	Dublin 8	QMF 139 Rev 1

ASBESTOS DEMOLITION SURVEY REPORT



Of

Block 68-91 Basin Street Flats

Basin Street

Dublin 8

On behalf of

National Development Finance Agency

5c Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie



Project Number 39150



DOCUMENT CONTROL

Client	National Development Finance Agency					
Project Title	39150 NDFA Project Basin Street Flats RDAS					
Document Title	Asbestos Demolition Report					
Report No.		39150				

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	Raymond Foran	Initial Release to Client	foul fur Paul Foran	19/10/2023



Contents

- 1. Executive summary
- 2. Scope of the project
- 3. General site and survey information
- 4. Conclusions and actions
- 5. Survey results



1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials were found to be present in the following form:

Vinyl floor tiles & bitumen adhesive:

 Asbestos was found to be present in the form of vinyl floor tiles and the associated bitumen adhesive present in the Living / Bedroom, Bathroom and Kitchen.

Asbestos containing materials are presumed to be present in the following form:

Cement slates:

- Asbestos is presumed to be present in the form of cement slates used as soaker slates to the gable ends of the pitched roof of the block.
- Asbestos is presumed to be present in the form of cement slates used as cavity closer slates within the cavity walls of the block.

The above material is presumed as no safe access was possible at the time of the survey.

It must be noted that at the time of the survey only flat 68 was vacant and accessible. Therefore it must be presumed that asbestos containing materials are present in the flats not accessed. Prior to demolition works commencing full unrestricted access should be afforded to flat 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90 & 91 to corroborate the findings of this asbestos survey report.

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk assessment must be communicated to the employees and made available to them. This



report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.



1.1.1 ABBREVIATIONS

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

ACM Asbestos containing material.

AND Asbestos not detected.

MMMF This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic

fibres and other such material.

MA Material Assessment Score as defined in HSG264 relates to the friability of the

product. It is used to indicate the level of risk posed by the product

AIB Asbestos Insulating Board.

AC Asbestos Cement

Chrysotile Commonly known as white asbestos.

Amosite Commonly known as brown asbestos.

Crocidolite Commonly known as blue asbestos.

Amphibole Generic name for all asbestos types, excluding Chrysotile.

printed by David Bollard 08-Feb-2024 21:21

BOHS British Occupational Hygiene Society

UKAS United Kingdom Accreditation Service



2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included;

OHSS were requested by Malone O'Regan Consulting Engineers acting on behalf of their client the National Development Finance Agency to undertake an asbestos survey of the block prior to its demolition and redevelopment of the site. It was agreed that only the vacant flats would be accessed at this time with the occupied flats to be surveyed at a later date.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

2.2 Building Details and Construction Type

The block has concrete floors with masonry external walls. The internal walls are of both masonry and stud partition construction. The roof is of both flat and pitched roof construction.



3 GENERAL SITE AND SURVEY INFORMATION

Client Details: National Development Finance Agency

Client Address: Treasury Building

Grand Canal Dock

Dublin 2

Site Address: Block 68-91 Basin Street Flats

Basin Street

Dublin 8

Commissioned By: Malone O'Regan Consulting Engineers

Surveyor: Raymond Foran

Staff Consulted during

the survey

Patrice Brewster (Malone O'Regan) & Trevor Noonan (Dublin City

Council)

Date of Survey: 12th of October 2023

Date of Report: 19th of October 2023

Description of the

Areas Surveyed:

All safely accessible areas within the scope of the project.

As per the clients requirements the following areas were not

accessed:

Excluded Areas:

All areas outside the scope of the project, all live plant and

electrical equipment, all areas above 3m in height, all occupied

flats, all areas below the existing ground / floor levels.



Survey Methodology:

On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory.

The surveyor conducted a systematic inspection of the nominated areas. 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.

Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

- **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:
- where laboratory analysis has confirmed the presence of



asbestos in a similar construction material;

- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.
- Presumed: is the 'default' situation where a material is
 presumed to contain asbestos because there is
 insufficient evidence (eg no analysis) to confirm that it is
 asbestos free, or where a surveyor decides that it is easier
 under the planned management arrangements to presume
 certain materials contain asbestos. Many non-asbestos
 materials will also be presumed to contain asbestos using
 this system.

There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be



used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.



4 Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010.



4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

1. Remove

Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for reoccupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.



4.2 MATERIALS ASSESSMENT SCORING

4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.



4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

4.3 CALCULATING RISK ASSESSMENTS

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).



When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour coded within our risk assessment as outlined above.



4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

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



4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books



5 SURVEY RESULTS



Survey Results



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 68-91 Basin Street Flats

12/10/2023 12/10/2024 Malone O'Regan Type Demolition Report Number 39147 **Surveyor** Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



ACM Risk Rigister The following areas were found to contain ACM's

Review Date

Method

RA Number	74800	Location	on Unit 6	89, Ground Flo	or, Living / Bedroom	, Floor	-		
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012003	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74804	Locatio	on Unit 6	89, Ground Flo	or, Kitchen, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012003	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74806	Locatio	on Unit 6	39, Ground Flo	or, Bathroom, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012003	Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74809	Locatio	n Exter	ior, All Floors,	Exterior, Roof				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74810	Locatio	n Exter	ior, All Floors,	Exterior, Wall Vents				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	CONTROL ON THE STATE OF THE STA





in accordance with HSG264

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Client an	d Survey Details : 8179			
Client :	National Development Finance Agency	Date of Survey :	12-10-2023	
Site ·	Block 68-91 Basin Street Flats	Review Date :	12-10-2024	

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Location Details: 74800

Building/Area: Unit 69 Ground Floor Sample No.: RFB20231012003

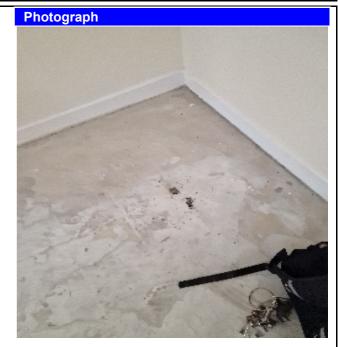
Room/Section: Living / Bedroom Confirmation: Sample Taken

Location: Floor Access: Full Access

Description : Brown floor tiles & bitumen Normal Use :

Material Risk Assessment : 74800		Risk Rating
Asbestos Type: Chrysotile	Score 1	High Risk
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:		
Material Assessment Score :	4	Very Low Risk

Removal/Encap	Removal/Encapsulation Estimate				
To b	e completed by the est	imating contractor			
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

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Clien	t and S	urvev	Details	s: 8179

Floor

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 68-91 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

Full Access

Location Details: 74804

Location:

Building/Area: Unit 69 Ground Floor Sample No.: RFB20231012003

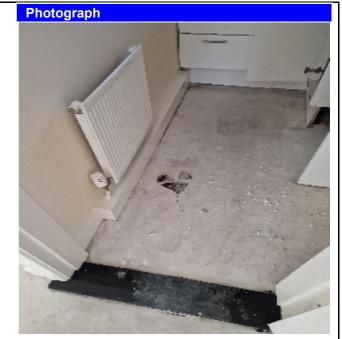
Room/Section: Kitchen Confirmation: Strongly Presumed

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Ass	essment : 74804	Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment	::Composite Materials Containing Asbestos	0	Very Low Risk
Quantity:			
~~~·····	Matarial Assessment Cooks	4	Very Low Risk

Access:

	Material Assessmen	t Score :	4
Removal/Encapsulation	on Estimate		
To be com	pleted by the estimating co	ntractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			



#### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

Total





#### in accordance with HSG264

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Clien	t and S	urvev	Details	s: 8179

Floor

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 68-91 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Full Access** 

**Location Details: 74806** 

Location:

Building/Area: Unit 69 Ground Floor Sample No.: RFB20231012003

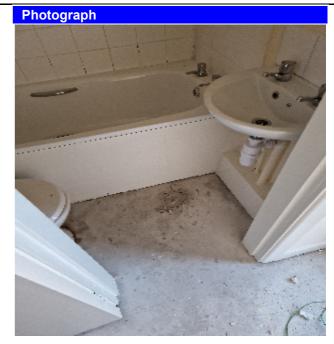
Room/Section: Bathroom Confirmation: Strongly Presumed

Description: Brown floor tiles & bitumen Normal Use:

Material Risk Assessment : 74806		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition :	Medium Damage	2	Low Risk
Type Of Product: Vinyl Floor Tiles & Bitumen  Condition: Medium Damage  Surface Treatment: Composite Materials Containing Asbestos  Quantity:		0	Very Low Risk
Quantity:			
	Material Assessment Score :	4	Very Low Risk

Access:

Removal/Encap	sulation Estimate				
To b	To be completed by the estimating contractor				
	Costs	Notes			
Labour					
Equipment					
Disposal					
Analytical					
Total					
	<b>'</b>	1			



#### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



#### ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

#### in accordance with HSG264

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Client: National Development Finance Agency Date of Survey: 12-10-2023

Site: Block 68-91 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 74809** 

Building/Area: Exterior All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment : 74809	Score	Risk Rating	
Asbestos Type: Chrysotile	1	High Risk	
Type Of Product: Asbestos Cement	1	Midium Risk	
Condition : Low Damage	1	Low Risk	
Surface Treatment : Asbestos Cement	1	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate									
To be completed by the estimating contractor									
	Costs Notes								
Labour									
Equipment									
Disposal									
Analytical									
Total									



#### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





#### in accordance with HSG264

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CI	ieni	and	Survey	/ Detail	ls:8179

Client: National Development Finance Agency Date of Survey: 12-10-2023 Site: Block 68-91 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

#### **Location Details: 74810**

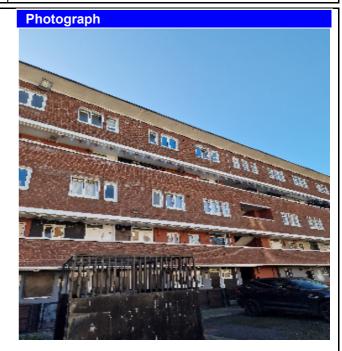
Building/Area: **Exterior All Floors** Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed Location: Wall Vents Access: Partial Access (Notes)

Description: Cement Slates Normal Use:

Material Risk Assessment : 74810	Score	Risk Rating	
Asbestos Type: Chrysotile	1	High Risk	
Type Of Product: Asbestos Cement	1	Midium Risk	
Condition : Low Damage	1	Low Risk	
Surface Treatment : Asbestos Cement	1	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate									
To be completed by the estimating contractor									
Costs Notes									
Labour									
Equipment									
Disposal									
Analytical									
Total									



#### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 68-91 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39147
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



#### **Risk Register**

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

RA Number	74809	Location	Exterior, All Floors, Exterior, Roof



## in accordance with HSG264



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Client and Survey Details: 8179

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 68-91 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 74809** 

Building/Area: Exterior All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment : 74809

Asbestos Type : Chrysotile 1

Type Of Product : Asbestos Cement 1

Condition : Low Damage 1

Surface Treatment : Asbestos Cement 1

Quantity : Material Assessment Score : 4

**Priority Assessment** 

Extent/Amount:

Average Time of Use:

Frequency of Maintenance:

Normal Occupant Activity: 0

Likelihood of Disturbance

Location: 0
Accessibility: 0

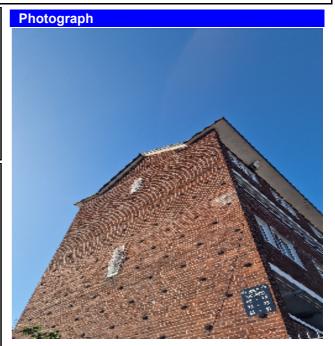
Human Exposure Potential

Number of Occupants : None
Frequency of Use :

**Maintenance Activity** 

Type of Maintenance :

Material and Priority Assessment Score:



#### **Risk Assessment**

0

0

0

0

0

Priority Scores of 18 or More = High Risk

Priority Scores of 12 to 17 = Medium Risk

Priority Scores of 11 or less = Lower Risk

Lower Risk

#### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.



Customer Site **Survey Date** Valid Until Commissioned By National Development Finance Agency Block 68-91 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan

Demolition Type 39147 Report Number Surveyor **Review Date** 

Raymond Foran 12/10/2024 WI-02 & WI-03



#### **Risk Register**

#### Area(s) inspected during the survey where no ACM's where identified.

Method

RA Number	74801	Location	Unit 69, Ground Floor, Living / Bedroom, Walls & Ceiling
RA Number	74802	Location	Unit 69, Ground Floor, Hall, Floor, Walls & Ceiling
RA Number	74803	Location	Unit 69, Ground Floor, Bathroom, Walls & Ceiling
RA Number	74805	Location	Unit 69, Ground Floor, Kitchen, Walls & Ceiling
RA Number	74807	Location	Unit 69, Ground Floor, Winter Garden, All Areas
RA Number	74808	Location	Exterior, All Floors, Exterior, Facades



### Materials Risk Assessment Demolition



#### in accordance with HSG264

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Date of Survey:

Client and Survey Details: 8179

Client : National Development Finance Agency

Site: Block 68-91 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

**Location Details: 74801 No Asbestos Found** 

Building/Area: Unit 69 Ground Floor
Room/Section: Living / Bedroom
Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access : Full Access

Normal Use:

Recommendations:

Notes:

**Location Details : 74802 No Asbestos Found** 

Building/Area: Unit 69 Ground Floor

Room/Section: Hall

Location : Floor, Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

**Location Details: 74803 No Asbestos Found** 

Building/Area: Unit 69 Ground Floor

Room/Section: Bathroom

Location: Walls & Ceiling

Sample No. :

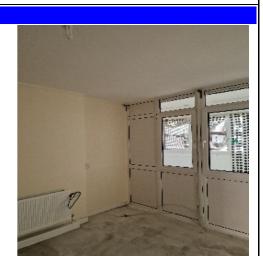
Description:

Access: Full Access

Normal Use:

Recommendations:

Notes:









## Materials Risk Assessment Demolition



#### in accordance with HSG264

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Date of Survey:

Client and Survey Details: 8179

Client : National Development Finance Agency

Site: Block 68-91 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

**Location Details: 74805 No Asbestos Found** 

Building/Area: Unit 69 Ground Floor

Room/Section: Kitchen

Location: Walls & Ceiling

Description :
Sample No. :
Confirmation :

Access : Full Access

Normal Use:

Recommendations:

Notes:

**Location Details : 74807 No Asbestos Found** 

Building/Area: Unit 69 Ground Floor

Room/Section: Winter Garden

Location : All Areas

Description :
Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

**Location Details: 74808 No Asbestos Found** 

Building/Area: Exterior All Floors

Room/Section : Exterior Location : Facades

Description : Sample No. :

Confirmation :

Access: Partial Access (Notes)

Normal Use:

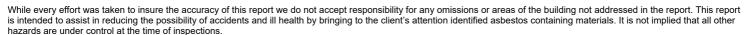
Recommendations:

Notes: No safe access above 3m in height.











**Test Certificate** Certificate Number: 000833 Printed: 08-Feb-24

**Client Details** 

National Development Finance Agency

Site Details

Block 68-91 Basin Street Flats

Dublin 8

Job No: 39147 Date Received: 13-Oct-23

Date Tested: 13-Oct-23 Date Reported: 08-Feb-24

No. of Samples: 1
Specification: WI 05
Samples taken by: OHSS

Bulk Identification of Asbestos in Materials								
Sample	Description	Asbestos Detected	Asbestos Type					
RFB20231012003	Brown floor tiles & bitumen from Living / Bedroom Floor	Present	Chrysotile					

#### **Comments / Deviations from Standard Methods**

Requested via portal survey

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 Comments, observations and opinions are outside the scope of certification.

Analyst : Frances Shaw

Signed:

Fromas Shaw

Frances Shaw

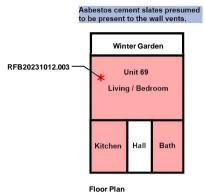
For and on authority of OHSS

OHSS 5C, Fingal Bay Business Park, Harry Reynolds Rd, Balbriggan, Co. Dublin, K32 XT04

Tel: 01 6905907 Fax: 01 8020439 E-mail: info@ohss.ie Web: www.ohss.ie



## **Drawings**





Key Plan

Drawing Legend				Drawing Revisions		Date	Scale	Project Number	Asbestos Demolition Survey	SAFETY
Contains Asbestos		Not Accessed Presumed To Contain Asbestos	Rev#	Revision Description	Date	19/10/2023	This drawing	39150	Block 68-91	Z UCC Z
contains Assestes		10 Contain Aspestos					is for		Basin Street Flats	OHSS)
	al.	No Access Under Fixed				Drawing No	illustration	Drawn By	Basin Street	Z'
Sample Point Location	×	Floor Coverings Investigate Prior To Disturbance				1 of 1	purposes only	Raymond	Dublin 8	8 Y
						1011	Only	Foran	Dubiiii 6	QMF 139 Rev 1

# ASBESTOS DEMOLITION SURVEY REPORT



Of

Block 92-115 Basin Street Flats

**Basin Street** 

Dublin 8

On behalf of

National Development Finance Agency

5c Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie



Project Number 39150



## DOCUMENT CONTROL

Client	Natio	National Development Finance Agency						
Project Title	3915	O NDFA Project Basin Street Flats RDAS						
Document Title	Asbestos Demolition Report							
Report No.		39150-C						

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	Raymond Foran	Initial Release to Client	foul fur Paul Foran	19/10/2023



#### Contents

- 1. Executive summary
- 2. Scope of the project
- 3. General site and survey information
- 4. Conclusions and actions
- 5. Survey results



#### 1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials are presumed to be present in the following form:

#### Cement slates:

- Asbestos is presumed to be present in the form of cement slates used as soaker slates to the gable ends of the pitched roof of the block.
- Asbestos is presumed to be present in the form of cement slates used as cavity closer slates within the cavity walls of the block.

The above material is presumed as no safe access was possible at the time of the survey.

It must be noted that at the time of the survey that no flats were vacant and accessible. Therefore it must be presumed that asbestos containing materials are present in the flats not accessed. Prior to demolition works commencing full unrestricted access should be afforded to flat 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 to corroborate the findings of this asbestos survey report.

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify



## ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.



#### 1.1.1 ABBREVIATIONS

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

ACM Asbestos containing material.

AND Asbestos not detected.

MMMF This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic

fibres and other such material.

MA Material Assessment Score as defined in HSG264 relates to the friability of the

product. It is used to indicate the level of risk posed by the product

AIB Asbestos Insulating Board.

AC Asbestos Cement

Chrysotile Commonly known as white asbestos.

Amosite Commonly known as brown asbestos.

Crocidolite Commonly known as blue asbestos.

Amphibole Generic name for all asbestos types, excluding Chrysotile.

printed by David Bollard 08-Feb-2024 21:24

BOHS British Occupational Hygiene Society

UKAS United Kingdom Accreditation Service



#### 2 SCOPE OF WORK

#### 2.1 GENERAL

The scope of the survey included;

OHSS were requested by Malone O'Regan Consulting Engineers acting on behalf of their client the National Development Finance Agency to undertake an asbestos survey of the block prior to its demolition and redevelopment of the site. It was agreed that only the vacant flats would be accessed at this time with the occupied flats to be surveyed at a later date.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

#### 2.2 Building Details and Construction Type

The block has concrete floors with masonry external walls. The internal walls are of both masonry and stud partition construction. The roof is of both flat and pitched roof construction.



#### 3 GENERAL SITE AND SURVEY INFORMATION

Client Details: National Development Finance Agency

Client Address: Treasury Building

**Grand Canal Dock** 

Dublin 2

Site Address: Block 92-115 Basin Street Flats

**Basin Street** 

Dublin 8

Commissioned By: Malone O'Regan Consulting Engineers

**Surveyor:** Raymond Foran

Staff Consulted during

the survey

Patrice Brewster (Malone O'Regan) & Trevor Noonan (Dublin City

Council)

**Date of Survey:** 12th of October 2023

**Date of Report:** 19th of October 2023

**Description of the** 

**Areas Surveyed:** 

All safely accessible areas within the scope of the project.

As per the clients requirements the following areas were not

accessed:

Excluded Areas:

All areas outside the scope of the project, all live plant and

electrical equipment, all areas above 3m in height, all occupied

flats, all areas below the existing ground / floor levels.



#### **Survey Methodology:**

On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory.

The surveyor conducted a systematic inspection of the nominated areas. 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.

Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

- **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:
- where laboratory analysis has confirmed the presence of



asbestos in a similar construction material;

- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.
- Presumed: is the 'default' situation where a material is
  presumed to contain asbestos because there is
  insufficient evidence (eg no analysis) to confirm that it is
  asbestos free, or where a surveyor decides that it is easier
  under the planned management arrangements to presume
  certain materials contain asbestos. Many non-asbestos
  materials will also be presumed to contain asbestos using
  this system.

There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be



used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.



#### 4 Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010.



## 4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

## 1. Remove

Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for reoccupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.



# 4.2 MATERIALS ASSESSMENT SCORING

### 4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

## 4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.



### 4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

## 4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

### 4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

# 4.3 CALCULATING RISK ASSESSMENTS

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

### 4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).



When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour coded within our risk assessment as outlined above.



# 4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

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



# 4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books



# 5 SURVEY RESULTS



# **Survey Results**



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 92-115 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-C
Surveyor Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



# **ACM Risk Rigister**

# The following areas were found to contain ACM's

**Review Date** 

Method

RA Number	74921	Locati	<b>on</b> Block	k 92-115, All Fl	oors, Exterior, Roof				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed		Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	74923	Locati	on Block	( 92-115, All Fl	oors, All Areas, Wall	Vents			<del></del>
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	The state of the s
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to	the same of the sa



# Asbestos Containing Materials Risk Assessment Demolition



# in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Clien	t and S	urvev	<b>Details</b>	: 8182

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 92-115 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 74921** 

Building/Area: Block 92-115 All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment : 74921	Score	Risk Rating		
Asbestos Type: Chrysotile	1	High Risk		
Type Of Product: Asbestos Cement	1	Midium Risk		
Condition : Low Damage	1	Low Risk		
Surface Treatment : Asbestos Cement	1	Very Low Risk		
Quantity:				
Material Assessment Score :	4	Very Low Risk		

Removal/Encapsulation Estimate									
То І	To be completed by the estimating contractor								
	Costs Notes								
Labour									
Equipment									
Disposal									
Analytical									
Total									
	•								



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. It is not implied that all other hazards are under control at the time of inspections.



# Asbestos Containing Materials Risk Assessment Demolition

#### ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

# in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client	and S	urvev I	Details	: 8182

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 92-115 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 74923** 

Building/Area: Block 92-115 All Floors Sample No.:

Room/Section: All Areas Confirmation: Strongly Presumed
Location: Wall Vents Access: Partial Access (Notes)

Description : Cement Slates Normal Use :

Material Risk Assessment : 74923	Score	Risk Rating		
Asbestos Type: Chrysotile	1	High Risk		
Type Of Product: Asbestos Cement	1	Midium Risk		
Condition : Low Damage	1	Low Risk		
Surface Treatment : Asbestos Cement	1	Very Low Risk		
Quantity:				
Material Assessment Score :	4	Very Low Risk		

Removal/Encapsulation Estimate									
To be completed by the estimating contractor									
	Costs Notes								
Labour									
Equipment									
Disposal									
Analytical									
Total									



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. It is not implied that all other hazards are under control at the time of inspections.



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 92-115 Basin Street Flats 12/10/2023 12/10/2024

Malone O'Regan

Type Demolition
Report Number 39150-C
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



# **Risk Register**

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

RA Number 74921 Location Block 92-115, All Floors, Exterior, Roof



# Asbestos Containing Materials Risk Assessment Demolition

# Demolition

Score

1

1

4

0

0

0



in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details: 8182

Client : National Development Finance Agency Date of Survey : 12-10-2023
Site : Block 92-115 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Photograph** 

**Location Details : 74921** 

Building/Area: Block 92-115 All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment: 74921

Asbestos Type: Chrysotile

Type Of Product: Asbestos Cement 1
Condition: Low Damage 1

Surface Treatment : Asbestos Cement

Quantity:

Material Assessment Score:

Priority Assessment

Normal Occupant Activity: 0

Likelihood of Disturbance

Location: 0
Accessibility: 0

Extent/Amount: 0

**Human Exposure Potential** 

Number of Occupants: None 0
Frequency of Use: 0

Average Time of Use :

Maintenance Activity

Type of Maintenance :

Frequency of Maintenance :

Material and Priority Assessment Score: 4

# **Risk Assessment**

Priority Scores of 18 or More = High Risk

Priority Scores of 12 to 17 = Medium Risk

Priority Scores of 11 or less = Lower Risk

Lower Risk

### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. It is not implied that all other hazards are under control at the time of inspections.



Customer Site Survey Date Valid Until Commissioned By National Development Finance Agency Block 92-115 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-C
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



# **Risk Register**

Area(s) inspected during the survey where no ACM's where identified.

RA Number	74922	Location	Block 92-115, All Floors, Exterior, Facades
	0		Brook of 110,7 mil 10010, Exterior, 1 doddeo



# Materials Risk Assessment Demolition



# in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Date of Survey:

Client and Survey Details: 8182

Client : National Development Finance Agency

Site: Block 92-115 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

12-10-2023

**Location Details : 74922 No Asbestos Found** 

Building/Area: Block 92-115 All Floors

Room/Section : Exterior Location : Facades

Description : Sample No. :

Confirmation :

Access: Partial Access (Notes)

Normal Use:

Recommendations:

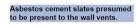
Notes:



While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. It is not implied that all other hazards are under control at the time of inspections.



# **Drawings**







Key Plan

Asbestos Demolition Survey
Block 92-115
Basin Street Flats
Basin Street
Dublin 8

Drawing Legend				Drawing Revisions		Date	Scale	Project Number
	/////	Not Accessed Presumed	Rev#	Revision Description	Date	19/10/2023		39150
Contains Asbestos		To Contain Asbestos				13/10/2023	This drawing is for	03100
		No Access Under Fixed				Drawing No	illustration	Drawn By
Sample Point Location	*	Floor Coverings Investigate Prior To Disturbance				1 of 1	purposes only	Raymond
						1 01 1	Oilly	Foran



# ASBESTOS DEMOLITION SURVEY REPORT



Of

Block 116-151 Basin Street Flats
Basin Street
Dublin 8

On behalf of

# National Development Finance Agency

This Report supersedes the report previously issued on the 19/10/23.

5c Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie



Project Number



# **DOCUMENT CONTROL**

Client	National Development Finance Agency						
Project Title	39150 NDFA Project Basin Street Flats RDAS						
Document Title	Asbestos Demolition Report						
Report No.		39150-D					

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01		Raymond Foran	Initial Release to Client	foul fur Paul Foran	19/10/2023
D02	Final	Ciam W	Updated following access to three no. vacant flats.	four fur Paul Foran	30/01/24



# Contents

- 1. Executive summary
- 2. Scope of the project
- 3. General site and survey information
- 4. Conclusions and actions
- 5. Survey results



# 1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials were found to be present in the following form:

# Vinyl floor tiles & bitumen adhesive:

 Asbestos was found to be present in the form of vinyl floor tiles and the associated bitumen adhesive present in the Hall, Living Room, Landing, Bathroom & Bedrooms within the flats accessed.

Asbestos containing materials are presumed to be present in the following form:

## Cement slates:

- Asbestos is presumed to be present in the form of cement slates used as soaker slates to the gable ends of the pitched roof of the block.
- Asbestos is presumed to be present in the form of cement slates used as cavity closer slates within the cavity walls of the block.

The above material is presumed as no safe access was possible at the time of the survey.

It must be noted that at the time of the survey only flats 129, 147, 149 were vacant and accessible. Therefore it must be presumed that asbestos containing materials are present in the flats not accessed. Prior to demolition works commencing full unrestricted access should be afforded to flat 116, 117, 118, 119, 120, 121, 123, 124, 125, 126, 127, 128, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 148, 150 & 151 to corroborate the findings of this asbestos survey report.

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk assessment must be communicated to the employees and made available to them. This



report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.



## 1.1.1 ABBREVIATIONS

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

ACM Asbestos containing material.

AND Asbestos not detected.

MMMF This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic

fibres and other such material.

MA Material Assessment Score as defined in HSG264 relates to the friability of the

product. It is used to indicate the level of risk posed by the product

AIB Asbestos Insulating Board.

AC Asbestos Cement

Chrysotile Commonly known as white asbestos.

Amosite Commonly known as brown asbestos.

Crocidolite Commonly known as blue asbestos.

Amphibole Generic name for all asbestos types, excluding Chrysotile.

BOHS British Occupational Hygiene Society

UKAS United Kingdom Accreditation Service



# 2 SCOPE OF WORK

# 2.1 GENERAL

The scope of the survey included;

OHSS were requested by Malone O'Regan Consulting Engineers acting on behalf of their client the National Development Finance Agency to undertake an asbestos survey of the block prior to its demolition and redevelopment of the site. It was agreed that only the vacant flats would be accessed at this time with the occupied flats to be surveyed at a later date.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

# 2.2 Building Details and Construction Type

The block has concrete floors with masonry external walls. The internal walls are of both masonry and stud partition construction. The roof is of both flat and pitched roof construction.



# 3 GENERAL SITE AND SURVEY INFORMATION

Client Details: National Development Finance Agency

Client Address: Treasury Building

**Grand Canal Dock** 

Dublin 2

Site Address: Block 116-151 Basin Street Flats

**Basin Street** 

Dublin 8

Commissioned By: Malone O'Regan Consulting Engineers

**Surveyor:** Raymond Foran

Staff Consulted during

the survey

Patrice Brewster (Malone O'Regan) & Trevor Noonan (Dublin City

Council)

**Date of Survey:** 22nd of January 2024

**Date of Report**: 30th of January 2024

**Description of the** 

Areas Surveyed:

All safely accessible areas within the scope of the project.

As per the clients requirements the following areas were not

accessed:

Excluded Areas:

All areas outside the scope of the project, all live plant and

electrical equipment, all areas above 3m in height, all occupied

flats, all areas below the existing ground / floor levels.



# **Survey Methodology:**

On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory.

The surveyor conducted a systematic inspection of the nominated areas. 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.

Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

- **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:
- where laboratory analysis has confirmed the presence of



asbestos in a similar construction material;

- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.
- Presumed: is the 'default' situation where a material is
  presumed to contain asbestos because there is
  insufficient evidence (eg no analysis) to confirm that it is
  asbestos free, or where a surveyor decides that it is easier
  under the planned management arrangements to presume
  certain materials contain asbestos. Many non-asbestos
  materials will also be presumed to contain asbestos using
  this system.

There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be



used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.



# 4 Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010.



# 4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

## 1. Remove

Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for reoccupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.

# 4.2 MATERIALS ASSESSMENT SCORING

### 4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

# 4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.



## 4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

## 4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

### 4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

# 4.3 CALCULATING RISK ASSESSMENTS

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

### 4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).



When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description	
10-12	High risk	
7-9	Medium risk	
5-6	Low risk	
2-4	Very low risk	

These are colour coded within our risk assessment as outlined above.



# 4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

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



# 4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books



# 5 SURVEY RESULTS



# **Survey Results**



Malone O Regan Consulting Engineers Block 116-151 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-D
Surveyor Raymond Foran

12/10/2024 WI-02 & WI-03



# ACM Risk Rigister The following areas were found to contain ACM's

**Review Date** 

Method

RA Number	74924	Location	n Block	116-151 , All Fl	oors, All Areas, Wa	all Vents			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	W TE GO US SEE
RA Number	74926	Location	n Block	116-151 , All FI	oors, Exterior, Roo	f			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	82141	Locatio	n Basin	Street Flats, Al	Rooms Ground Fl	oor, Floors			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Good condition	Composite Materials Containing Asbestos	Chrysotile	LWB20240122001	Sample Taken	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	82143	Locatio	n Basin	Street Flats. Al	Rooms First Floor	: Floors			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	<u>.                                      </u>	MA	Recommendations	
Vinyl Floor Tiles & Bitumen		Good condition	Composite Materials Containing Asbestos	Chrysotile	LWB20240122001	Strongly Presumed	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	82145	Location	<b>n</b> Basin	Street Flats, Al	Rooms Ground Fl	oor, Floors			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	2000
Vinyl Floor Tiles & Bitumen		Good condition	Composite Materials Containing Asbestos	Chrysotile	LWB20240122003	Sample Taken	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	



Malone O Regan Consulting Engineers Block 116-151 Basin Street Flats 12/10/2023

12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-D
Surveyor Raymond F

Raymond Foran 12/10/2024 WI-02 & WI-03



# ACM Risk Rigister

**Review Date** 

Method

# The following areas were found to contain ACM's

RA Number	82147	Locatio	<b>n</b> Basin	Street Flats, All	Rooms First Floor	, Floors			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Good	Composite	Chrysotile	LWB20240122003	Strongly	2	Priority 1 : Remove	
Tiles &		condition	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	82149	Locatio	<b>n</b> Basin	Street Flats, All	Rooms Ground Flo	oor, Floors			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Good	Composite	Chrysotile	LWB20240122005	Sample	2	Priority 1 : Remove	
Tiles &		condition	Materials			Taken		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	
RA Number	82151	Locatio	<b>n</b> Basin	Street Flats, All	Rooms First Floor	, Floors			
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl Floor		Good	Composite	Chrysotile	LWB20240122005	Strongly	2	Priority 1 : Remove	
Tiles &		condition	Materials			Presumed		ACM's Prior to	
Bitumen			Containing					Refurbishment or	
			Asbestos					Demolition.	



# ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

# in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Clien	t and S	urvev	<b>Details</b>	: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

## **Location Details: 74924**

Building/Area: Block 116-151 All Floors Sample No.:

Room/Section: All Areas Confirmation: Strongly Presumed
Location: Wall Vents Access: Partial Access (Notes)

Description : Cement Slates Normal Use :

Material Risk Assessment : 74924		Risk Rating	
Asbestos Type: Chrysotile	Score 1	High Risk	
Type Of Product: Asbestos Cement	1	Midium Risk	
Condition : Low Damage	1	Low Risk	
Surface Treatment : Asbestos Cement	1	Very Low Risk	
Quantity:		Venetary Pick	
Material Assessment Score	4	Very Low Risk	

Removal/Encapsulation Estimate							
To be completed by the estimating contractor							
	Costs Notes						
Labour							
Equipment							
Disposal							
Analytical							
Total							



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





# in accordance with HSG264

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J	Щ	ana	Surve	/ Detai	ls:8183	

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

## **Location Details: 74926**

Building/Area: Block 116-151 All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description : Cement Soaker Slates Normal Use :

Material Risk Assessment : 74926		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product: Asbestos Cement	1	Midium Risk	
Condition : Low Damage	1	Low Risk	
Surface Treatment : Asbestos Cement	1	Very Low Risk	
Quantity:			
Material Assessment Score :	4	Very Low Risk	

Removal/Encapsulation Estimate							
To be completed by the estimating contractor							
	Costs Notes						
Labour							
Equipment							
Disposal							
Analytical							
Total							



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





# in accordance with HSG264

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Clien	t and S	urvev	<b>Details</b>	: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82141** 

Building/Area: Basin Street Flats Sample No.: LWB20240122001

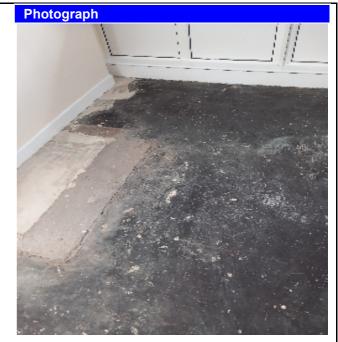
Room/Section: All Rooms Ground Floor Confirmation: Sample Taken

Location: Floors Access: Full Access

Description: Vinyl Floor Tile & Bitumen Normal Use:

Material Risk Assessment : 82141	Score	Risk Rating	
Asbestos Type : Chrysotile	1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Good condition	0	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity:			
Material Assessment Score :	2	Very Low Risk	

Removal/Encapsulation Estimate							
To b	pe completed by the esti	mating contractor					
	Costs Notes						
Labour							
Equipment							
Disposal							
Analytical							
Total							
	<u>.</u>	<u>.</u>					



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





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Clien	t and S	urvev	<b>Details</b>	: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82143** 

Building/Area : Basin Street Flats Sample No. : LWB20240122001

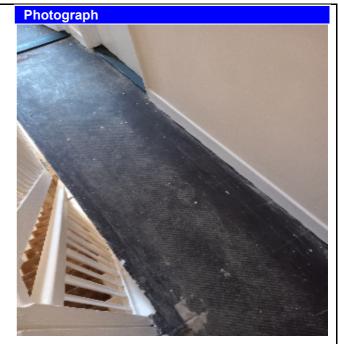
Room/Section : All Rooms First Floor Confirmation : Strongly Presumed

Location: Floors Access: Full Access

Description: Vinyl Floor Tile & Bitumen Normal Use:

Material Risk Assessment : 82143		Risk Rating	
Asbestos Type : Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Good condition	0	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity:			
Material Assessment Score :	2	Very Low Risk	

Removal/Encap	sulation Estimate				
To b	pe completed by the esti	mating contractor			
Costs Notes					
Labour					
Equipment					
Disposal					
Analytical					
Total					
	<u>.</u>	<u>.</u>			



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



# ISO 9001 ISO 14001 ISO 14001 ISO 14001 INTEGRATED MANAGEMENT OTS

# in accordance with HSG264

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Clien	t and Sur	vev Det	tails 😘	8183
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Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82145** 

Building/Area: Basin Street Flats Sample No.: LWB20240122003

Room/Section: All Rooms Ground Floor Confirmation: Sample Taken

Location: Floors Access: Full Access

Description: Vinyl Floor Tile & Bitumen Normal Use:

Material Risk Assessment : 82145		Score	Risk Rating	
Asbestos Type :	Chrysotile	1	High Risk	
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition :	Good condition	0	Low Risk	
Surface Treatment	: Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity:				
-	Material Assessment Score :	2	Very Low Risk	

Removal/Encapsulation Estimate							
То І	be completed by the esti	mating contractor					
	Costs	Costs Notes					
Labour							
Equipment							
Disposal							
Analytical							
Total							
	•						



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



#### ISO 9001 ISO 14001 ISO 45001 ISO 45001 INTEGRATED MANAGEMENT 015

# in accordance with HSG264

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Client	and S	urvey <b>C</b>	Details	: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

## **Location Details: 82147**

Building/Area : Basin Street Flats Sample No. : LWB20240122003

Room/Section : All Rooms First Floor Confirmation : Strongly Presumed

Location: Floors Access: Full Access

Description: Vinyl Floor Tile & Bitumen Normal Use:

Material Risk Assessment : 82147		Score	Risk Rating	
Asbestos Type :	Chrysotile	1	High Risk	
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition :	Good condition	0	Low Risk	
Surface Treatment	: Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity :			V and an Did.	
	Material Assessment Score :	2	Very Low Risk	

To be	e completed by the esti	mating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			



## **Recommendations and Notes**

Removal/Encapsulation Estimate

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



# ISO 9001 ISO 14001 ISO 45001 WITEGRATED MANAGEMENT 015

# in accordance with HSG264

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Clien	t and S	urvev	<b>Details</b>	: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82149** 

Building/Area: Basin Street Flats Sample No.: LWB20240122005

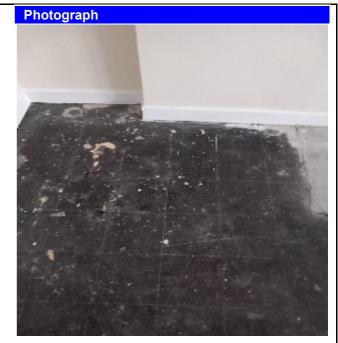
Room/Section: All Rooms Ground Floor Confirmation: Sample Taken

Location: Floors Access: Full Access

Description: Vinyl Floor Tile & Bitumen Normal Use:

Material Risk Assessment : 82149		Risk Rating	
Asbestos Type: Chrysotile	Score 1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Good condition	0	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity:			
Material Assessment Score :	2	Very Low Risk	

Removal/Encapsulation Estimate						
To be co	mpleted by the est	imating contractor				
	Costs Notes					
Labour						
Equipment						
Disposal						
Analytical						
Total						
		<u>.</u>				



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--





# in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Clien	t and S	urvev	<b>Details</b>	: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82151** 

Building/Area : Basin Street Flats Sample No. : LWB20240122005

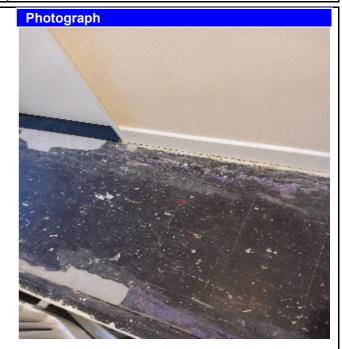
Room/Section : All Rooms First Floor Confirmation : Strongly Presumed

Location: Floors Access: Full Access

Description: Vinyl Floor Tile & Bitumen Normal Use:

Material Risk Assessment : 82151	Score	Risk Rating	
Asbestos Type : Chrysotile	1	High Risk	
Type Of Product: Vinyl Floor Tiles & Bitumen	1	Midium Risk	
Condition : Good condition	0	Low Risk	
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk	
Quantity:			
Material Assessment Score :	2	Very Low Risk	

Removal/Encaps	sulation Estimate		
To b	e completed by the esti	mating contractor	
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			



### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

--N\A--



Malone O Regan Consulting Engineers Block 116-151 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-D
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



# **Risk Register**

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

	_	_	
RA Number	74926	Location	Block 116-151, All Floors, Exterior, Roof



Score

1

1

1

1

4

0



in accordance with HSG264

Client and Survey Details: 8183

Malone O Regan Consulting Engineers Client: Date of Survey: 12-10-2023 Site: Block 116-151 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

> Method: WI-02 & WI-03

**Location Details: 74926** 

Building/Area: Block 116-151 All Floors Sample No.:

Room/Section: Exterior Confirmation: Strongly Presumed

Location: Roof Access: No Access (See Notes)

Description: Cement Soaker Slates Normal Use:

Material Risk Assessment: 74926

Asbestos Type: Chrysotile

Type Of Product: Asbestos Cement

Condition: Low Damage

Surface Treatment : Asbestos Cement

Quantity:

Material Assessment Score:

**Priority Assessment** 

0 Normal Occupant Activity:

Likelihood of Disturbance

Location: 0 Accessibility: 0

Extent/Amount: 0

**Human Exposure Potential** 

Number of Occupants: None 0 0 Frequency of Use:

Average Time of Use:

Maintenance Activity

0 Type of Maintenance: Frequency of Maintenance: 0

Material and Priority Assessment Score:

**Photograph** 

## **Risk Assessment**

Priority Scores of 18 or More = High Risk

Priority Scores of 12 to 17 = Medium Risk

Priority Scores of 11 or less = Lower Risk

Lower Risk

#### **Recommendations and Notes**

Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report <del>s intended to assist in reducing the possibility of ac</del> hazards are under control at the time of inspections



Malone O Regan Consulting Engineers Block 116-151 Basin Street Flats 12/10/2023 12/10/2024 Malone O'Regan Type Demolition
Report Number 39150-D
Surveyor Raymond Foran
Review Date 12/10/2024
Method WI-02 & WI-03



# **Risk Register**

# Area(s) inspected during the survey where no ACM's where identified.

RA Number	74925	Location	Block 116-151 , All Floors, Exterior, Facades
RA Number	82142	Location	Basin Street Flats, All Rooms ground floor, Walls, Ceilings
RA Number	82144	Location	Basin Street Flats, All Rooms First floor, Walls, Ceilings
RA Number	82146	Location	Basin Street Flats, All Rooms ground floor, Walls, Ceilings
RA Number	82148	Location	Basin Street Flats, All Rooms First floor, Walls, Ceilings
RA Number	82150	Location	Basin Street Flats, All Rooms ground floor, Walls, Ceilings
RA Number	82152	Location	Basin Street Flats, All Rooms First floor, Walls, Ceilings
RA Number	82153	Location	Basin Street Flats, Landing, Ceiling
RA Number	82154	Location	Basin Street Flats, Kitchen/Living Room, Ceiling



# Materials Risk Assessment Demolition



## in accordance with HSG264

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Client and Survey Details: 8183

Client : Malone O Regan Consulting Engineers Date of Survey : 12-10-2023
Site : Block 116-151 Basin Street Flats Review Date : 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 74925 No Asbestos Found** 

Building/Area: Block 116-151 All Floors

Room/Section : Exterior Location : Facades

Description :
Sample No. :
Confirmation :

Access: Partial Access (Notes)

Normal Use:

Recommendations:

Notes:

**Location Details : 82142 No Asbestos Found** 

Building/Area: Basin Street Flats

Room/Section: All Rooms ground floor

Location : Walls, Ceilings

Description : Block, Plaster

Sample No. : Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

**Location Details: 82144 No Asbestos Found** 

Building/Area: Basin Street Flats
Room/Section: All Rooms First floor

Location : Walls, Ceilings

Description : Block, Plaster

Sample No. :
Confirmation :

Access: Full Access

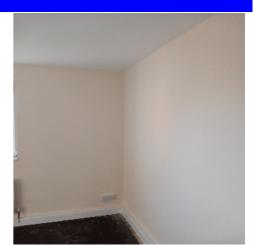
Normal Use:

Recommendations:

Notes:









# Materials Risk Assessment Demolition

# OHSS Z

## in accordance with HSG264

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Client and Survey Details: 8183

Client: Malone O Regan Consulting Engineers Date of Survey: 12-10-2023
Site: Block 116-151 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82146 No Asbestos Found** 

Building/Area: Basin Street Flats

Room/Section: All Rooms ground floor

Location : Walls, Ceilings

Description : Block, Plaster

Sample No. : Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

**Location Details : 82148 No Asbestos Found** 

Building/Area: Basin Street Flats
Room/Section: All Rooms First floor

Location : Walls, Ceilings

Description : Block, Plaster

Sample No. :
Confirmation :

Access: Full Access

Normal Use:

Recommendations:

Notes:

**Location Details: 82150 No Asbestos Found** 

Building/Area: Basin Street Flats

Room/Section: All Rooms ground floor

Location : Walls, Ceilings

Description : Block, Plaster

Sample No. : Confirmation :

Access: Full Access

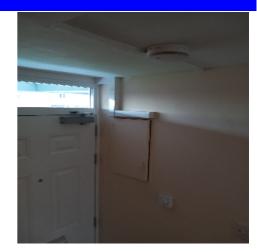
Normal Use:

Recommendations:

Notes:









# Materials Risk Assessment **Demolition**



## in accordance with HSG264

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Client and Survey Details: 8183

Client: Malone O Regan Consulting Engineers Date of Survey: 12-10-2023 Site: Block 116-151 Basin Street Flats Review Date: 12-10-2024

Address: Dublin 8 Surveyor: Raymond Foran

Method: WI-02 & WI-03

**Location Details: 82152 No Asbestos Found** 

Building/Area: **Basin Street Flats** Room/Section: All Rooms First floor

Location: Walls, Ceilings Description: Block, Plaster

Sample No.: Confirmation:

Access: **Full Access** 

Normal Use:

Recommendations:

Notes:

**Location Details: 82153 No Asbestos Found** 

Building/Area: **Basin Street Flats** 

Room/Section: Landing Location: Ceiling

Description: **Decorative Coating** Sample No.: LWB20240122002 Confirmation: Strongly Presumed

Access: **Full Access** 

Normal Use:

Recommendations:

Notes:

**Location Details: 82154 No Asbestos Found** 

Building/Area: **Basin Street Flats** Room/Section: Kitchen/Living Room

Location: Ceiling

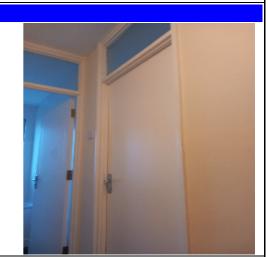
Description: **Decorative Coating** Sample No.: LWB20240122004 Confirmation: Strongly Presumed

**Full Access** Access:

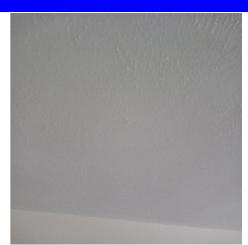
Normal Use:

Recommendations:

Notes:









**Test Certificate** Certificate Number: 001115 Printed: 07-Feb-24

**Client Details** 

Malone O Regan Consulting Engineers

**Site Details** 

Block 116-151 Basin Street Flats

Dublin 8

Job No: 39150 **Date Received:** 23-Jan-24

**Date Tested:** 23-Jan-24 **Date Reported:** 07-Feb-24

No. of Samples: Specification: WI 05 Samples taken by: OHSS

Sample	Description	Asbestos Detected	Asbestos Type
LWB20240122001	Vinyl Floor Tile & Bitumen from All Rooms Ground Floor	Present	Chrysotile
LWB20240122002	Decorative Coating from Landing Ceiling	Not detected	
LWB20240122003	Vinyl Floor Tile & Bitumen from All Rooms Ground Floor	Present	Chrysotile
LWB20240122004	Decorative Coating from Kitchen/Living Room Ceiling	Not detected	
LWB20240122005	Vinyl Floor Tile & Bitumen from All Rooms Ground Floor Floors	Present	Chrysotile

## **Comments / Deviations from Standard Methods**

Requested via portal survey

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 Comments, observations and opinions are outside the scope of certification.

Analyst: Frances Shaw

Signed:

Frances Shaw

For and on authority of OHSS

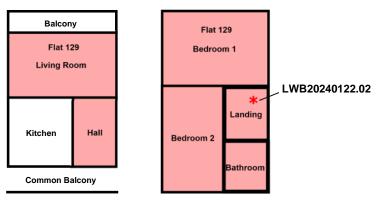
OHSS 5C, Fingal Bay Business Park, Harry Reynolds Rd, Balbriggan, Co. Dublin, K32 XT04

Tel: 01 6905907 Fax: 01 8020439 E-mail: info@ohss.ie Web: www.ohss.ie



# **Drawings**

# Asbestos cement slates presumed to be present to the wall vents.





**Key Plan** 

Floor Plan Flat 129 LWB20240122.01

Asbestos cement slates presumed to be present to the wall vents.

