
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,
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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-A	

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D01	Final	 Raymond Foran	Initial Release to Client	 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

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

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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 re-occupation 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 Chrysotile 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).

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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 / deterioration	0	Good condition: no visible damage
	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






ACM Risk Register

The following areas were found to contain ACM's






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

ACM Risk Register





The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
RA Number 74827 Location Flat 35, Living Room, Floor									
Vinyl Floor Tiles & Bitumen		Medium Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Sample Taken	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number 74828 Location Flat 35, Hall, Floor									
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 74830 Location Flat 35, Landing, Floor									
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 74831 Location Flat 35, Bathroom, Floor									
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 74832 Location Flat 35, Bedroom 1, Floor									
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.	

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

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
RA Number 74841 Location Flat 43, Hall, Floor									
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 Flat 43, Living Room, Floor									
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 Flat 43, Landing, Floor									
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 Flat 43, Bathroom, Floor									
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 Flat 43, Bedroom 1, Floor									
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.	

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

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">RA Number</td> <td style="width: 15%;">74847</td> <td style="width: 15%;">Location</td> <td colspan="7">Flat 43, Bedroom 2, Floor</td> </tr> </table>										RA Number	74847	Location	Flat 43, Bedroom 2, Floor						
RA Number	74847	Location	Flat 43, Bedroom 2, Floor																
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.											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">RA Number</td> <td style="width: 15%;">74853</td> <td style="width: 15%;">Location</td> <td colspan="7">Block 20-43, All Floors, Exterior, Roof</td> </tr> </table>										RA Number	74853	Location	Block 20-43, All Floors, Exterior, Roof						
RA Number	74853	Location	Block 20-43, All Floors, Exterior, Roof																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">RA Number</td> <td style="width: 15%;">74854</td> <td style="width: 15%;">Location</td> <td colspan="7">Block 20-43, All Floors, All Areas, Wall Vents</td> </tr> </table>										RA Number	74854	Location	Block 20-43, All Floors, All Areas, Wall Vents						
RA Number	74854	Location	Block 20-43, All Floors, All Areas, Wall Vents																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											
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RA Number	74833	Location	Flat 35, Bedroom 2, Floor																
Vinyl Floor Tiles & Bitumen		Low Damage	Composite Materials Containing Asbestos	Chrysotile	RFB20231012005	Strongly Presumed	3	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											

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

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 : 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 Assessment : 74811

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

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

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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

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

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	Method : WI-02 & WI-03

Location Details : 74818

Building/Area : Flat 30	Sample No. : RFB20231012004
Room/Section : Bedroom 1	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74818

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

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

Asbestos Containing Materials Risk Assessment

Demolition

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 : 74827

Building/Area : Flat 35	Sample No. : RFB20231012005
Room/Section : Living Room	Confirmation : Sample Taken
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74827

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

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

Demolition

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 : 74830

Building/Area : Flat 35	Sample No. : RFB20231012005
Room/Section : Landing	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74830

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

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

Asbestos Containing Materials Risk Assessment

Demolition

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 : 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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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 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 : 74841

Building/Area : Flat 43	Sample No. : RFB20231012005
Room/Section : Hall	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74841

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

Demolition

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 : 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

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

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

Demolition

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 : 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

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

Demolition

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 : 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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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 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 : 74847

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

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

Demolition

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	Score	Risk Rating
Type Of Product : Asbestos Cement	1	High Risk
Condition : Low Damage	1	Midium Risk
Surface Treatment : Asbestos Cement	1	Low Risk
Quantity :	1	Very Low Risk
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 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 : 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

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

Asbestos Containing Materials Risk Assessment

Demolition

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 : 74833

Building/Area : Flat 35	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 : 74833

	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Vinyl Floor Tiles & Bitumen	1	Midium Risk
Condition : Low Damage	1	Low Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Very Low Risk
Quantity :		Very Low Risk
Material Assessment Score :	3	

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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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
Report Number
Surveyor
Review Date
Method

Demolition
39150-A
Raymond Foran
12/10/2024
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	74853	Location	Block 20-43, All Floors, Exterior, Roof
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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	Score 1
Type Of Product : Asbestos Cement	1
Condition : Low Damage	1
Surface Treatment : Asbestos Cement	1
Quantity :	
Material Assessment Score :	4

Photograph



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 :	0
Maintenance Activity	
Type of Maintenance :	0
Frequency of Maintenance :	0
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.

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Risk Register

Area(s) inspected during the survey where no ACM's were 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
 Report Number
Surveyor
Review Date
 Method

Demolition
 39150-A
 Raymond Foran
 12/10/2024
 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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Client and Survey Details : 8180

<p>Client : National Development Finance Agency</p> <p>Site : Block 20-43 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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

Location : Walls & Ceiling

Description :

Sample No. :

Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



Location Details : 74815 No Asbestos Found

Building/Area : Flat 30

Room/Section : Kitchen

Location : Walls & Ceiling

Description :

Sample No. :

Confirmation :

Access : Full Access

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.

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 : 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 :



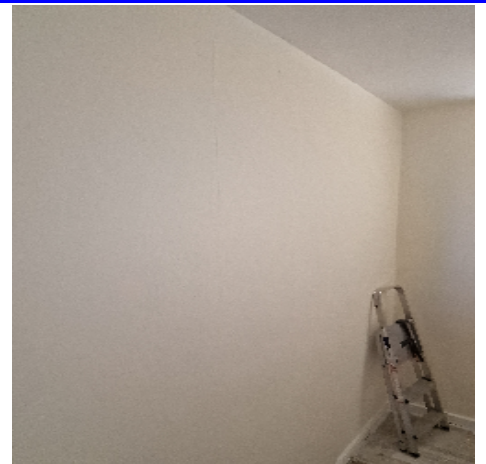
Location Details : 74820 No Asbestos Found

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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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 : 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 :



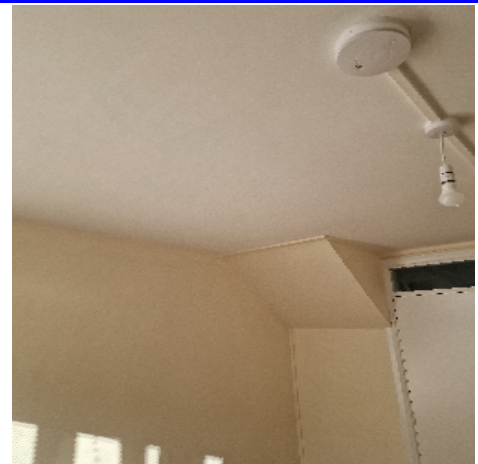
Location Details : 74823 No Asbestos Found

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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Client and Survey Details : 8180

<p>Client : National Development Finance Agency</p> <p>Site : Block 20-43 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
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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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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

Client and Survey Details : 8180

<p>Client : National Development Finance Agency</p> <p>Site : Block 20-43 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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

Location : Walls & Ceiling

Description :

Sample No. :

Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



Location Details : 74836 No Asbestos Found

Building/Area : Flat 35

Room/Section : Bathroom

Location : Walls & Ceiling

Description :

Sample No. :

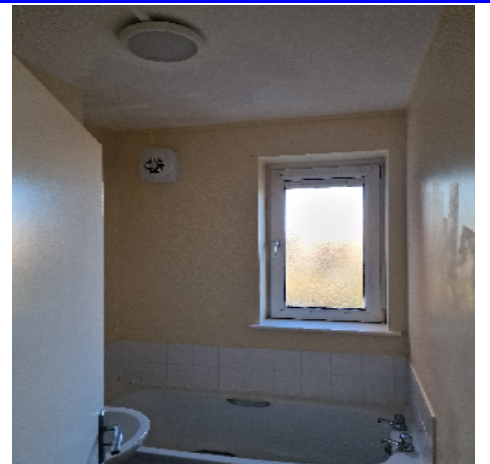
Confirmation :

Access : Full Access

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.

Client and Survey Details : 8180

<p>Client : National Development Finance Agency</p> <p>Site : Block 20-43 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
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Location Details : 74837 No Asbestos Found

Building/Area : Flat 35

Room/Section : Landing

Location : Walls & Ceiling

Description :

Sample No. :

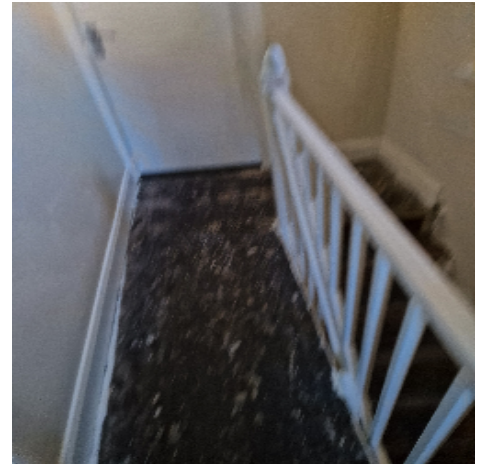
Confirmation :

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. :

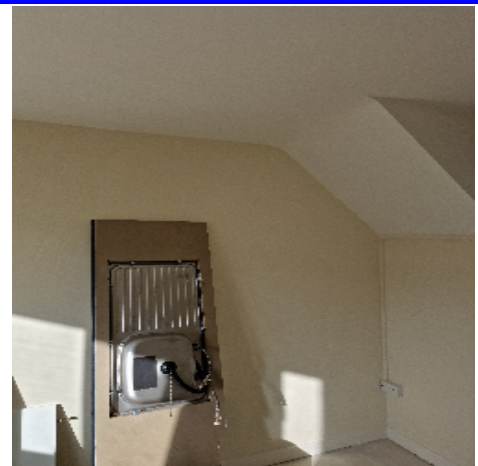
Confirmation :

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 :



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Client and Survey Details : 8180

<p>Client : National Development Finance Agency</p> <p>Site : Block 20-43 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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

Building/Area : Flat 43

Room/Section : Bedroom 2

Location : Walls & Ceiling

Description :

Sample No. :

Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



Client and Survey Details : 8180

<p>Client : National Development Finance Agency</p> <p>Site : Block 20-43 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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

Location : Walls & Ceiling

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. :

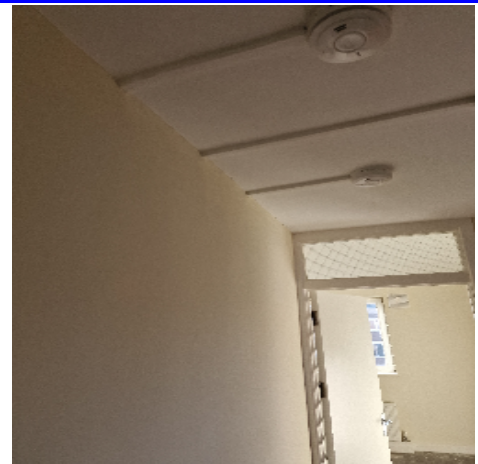
Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



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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

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 : 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: 13-Oct-23
Date Tested: 13-Oct-23
Date Reported: 04-Mar-24
No. of Samples: 2
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

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

Analyst : Frances Shaw

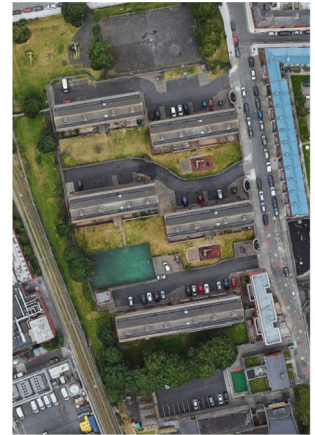
Signed :



Frances Shaw
 For and on authority of OHSS

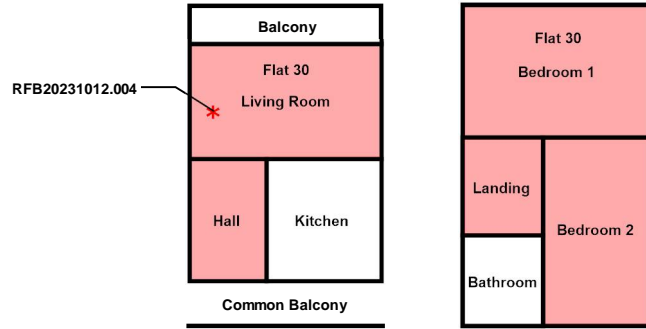


Drawings



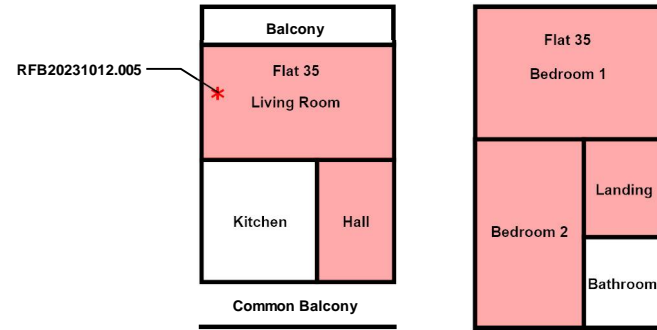
Key Plan

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



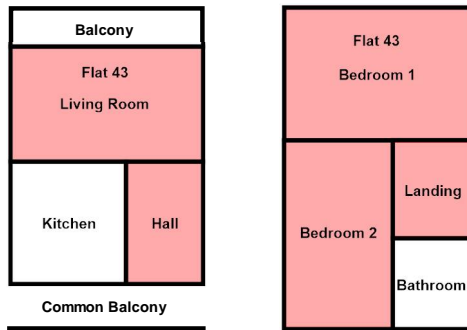
Floor Plan Flat 30

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







Floor Plan Flat 35

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



Floor Plan Flat 43

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

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	 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.

Project Number: 39150

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carry out 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 re-occupation 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).

Project Number: 39150

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 / deterioration	0	Good condition: no visible damage
	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






ACM Risk Register

The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
74859		Location			Flat 55, Bedroom 3, Floor				
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.	
74860		Location			Flat 55, Landing, Floor				
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.	
74861		Location			Flat 55, Bathroom, Floor				
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.	
74862		Location			Flat 55, Bedroom 2, Floor				
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.	
74863		Location			Flat 55, Hall, Floor				
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.	

ACM Risk Register

The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
RA Number 74864 Location Flat 55, Bedroom 1, Floor									
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 74865 Location Flat 55, Living Room, Floor									
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 Flat 57, Hall, Floor									
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 Flat 57, Living Room, Floor									
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 Flat 57, Landing, Floor									
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.	

ACM Risk Register






The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations		
74877		Location		Flat 57, Bathroom, Floor						
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.		
74878		Location		Flat 57, Bedroom 1, Floor						
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.		
74879		Location		Flat 57, Bedroom 2, Floor						
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.		
74888		Location		Flat 60, Living Room, Floor						
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.		
74889		Location		Flat 60, Hall, Floor						
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.		

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






RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
RA Number 74890 Location Flat 60, Landing, Floor									
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 74891 Location Flat 60, Bathroom, Floor									
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 Flat 60, Bedroom 1, Floor									
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 Location Flat 60, Bedroom 2, Floor									
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 Flat 63, Living Room, Floor									
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.	

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

RA Number	74902	Location		Flat 63, Bedroom 1, 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	74904	Location		Flat 63, Kitchen, 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	74905	Location		Flat 63, Living Room, 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		Flat 63, Hall, Ceiling					
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		Flat 63, Landing, 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.	

ACM Risk Register

The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74915</td> <td style="width:15%;">Location</td> <td colspan="7">Flat 63, Bathroom, Floor</td> </tr> </table>										RA Number	74915	Location	Flat 63, Bathroom, Floor						
RA Number	74915	Location	Flat 63, Bathroom, Floor																
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.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74916</td> <td style="width:15%;">Location</td> <td colspan="7">Flat 63, Bedroom 2, Floor</td> </tr> </table>										RA Number	74916	Location	Flat 63, Bedroom 2, Floor						
RA Number	74916	Location	Flat 63, Bedroom 2, Floor																
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.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74917</td> <td style="width:15%;">Location</td> <td colspan="7">Flat 63, Bedroom 3, Floor</td> </tr> </table>										RA Number	74917	Location	Flat 63, Bedroom 3, Floor						
RA Number	74917	Location	Flat 63, Bedroom 3, Floor																
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.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74919</td> <td style="width:15%;">Location</td> <td colspan="7">Block 48-67, Exterior, Roof</td> </tr> </table>										RA Number	74919	Location	Block 48-67, Exterior, Roof						
RA Number	74919	Location	Block 48-67, Exterior, Roof																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74920</td> <td style="width:15%;">Location</td> <td colspan="7">Block 48-67, All Floors, Exterior Walls, Wall Vents</td> </tr> </table>										RA Number	74920	Location	Block 48-67, All Floors, Exterior Walls, Wall Vents						
RA Number	74920	Location	Block 48-67, All Floors, Exterior Walls, Wall Vents																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											

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

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 : 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

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

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.

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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

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

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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 : 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

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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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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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 : 74863

Building/Area : Flat 55	Sample No. : RFB20231012006
Room/Section : Hall	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74863

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

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Address : Dublin 8	Surveyor : Raymond Foran
	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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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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Address : Dublin 8	Surveyor : Raymond Foran
	Method : WI-02 & WI-03

Location Details : 74865

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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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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Address : Dublin 8	Surveyor : Raymond Foran
	Method : WI-02 & WI-03

Location Details : 74874

Building/Area : Flat 57	Sample No. : RFB20231012006
Room/Section : Hall	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74874

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

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 : 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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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 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 : 74876

Building/Area : Flat 57	Sample No. : RFB20231012006
Room/Section : Landing	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74876

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

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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 : 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

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

Demolition

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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 : 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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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 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 : 74879

Building/Area : Flat 57	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 : 74879

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

Asbestos Containing Materials Risk Assessment

Demolition

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Client and Survey Details : 8181

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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 : 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

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

Demolition

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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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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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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
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 : 74890

Building/Area : Flat 60	Sample No. : RFB20231012006
Room/Section : Landing	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74890

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

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Client and Survey Details : 8181

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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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Medium Damage	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	2	Low Risk
Quantity :	0	Very Low Risk
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 and Survey Details : 8181

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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 : 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

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

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Asbestos Containing Materials Risk Assessment

Demolition

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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

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

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

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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 : 74902

Building/Area : Flat 63	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 : 74902

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

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Client and Survey Details : 8181

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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

Asbestos Type : Chrysotile	Score	
Type Of Product : Decorative Coatings	1	High Risk
Condition : Good Condition	1	Midium Risk
Surface Treatment : Painted	0	Low Risk
Quantity :	2	Very Low Risk
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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Demolition

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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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Decorative Coatings	1	High Risk
Condition : Good Condition	1	Midium Risk
Surface Treatment : Painted	0	Low Risk
Quantity :	2	Very Low Risk
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 and Survey Details : 8181

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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

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

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

Asbestos Containing Materials Risk Assessment

Demolition

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Client and Survey Details : 8181

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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

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

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

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

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

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



Customer National Development Finance Agency
 Site Block 48-67 Basin Street Flats
 Survey Date 12/10/2023
 Valid Until 12/10/2024
 Commissioned 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

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

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

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 : 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	Score 1
Type Of Product : Asbestos Cement	1
Condition : Low Damage	1
Surface Treatment : Asbestos Cement	1
Quantity :	
Material Assessment Score :	4

Photograph



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 :	0
Maintenance Activity	
Type of Maintenance :	0
Frequency of Maintenance :	0
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.

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Risk Register

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



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
 Report Number
Surveyor
Review Date
 Method

Demolition
 39150-B
 Raymond Foran
 12/10/2024
 WI-02 & WI-03



Risk Register

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

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

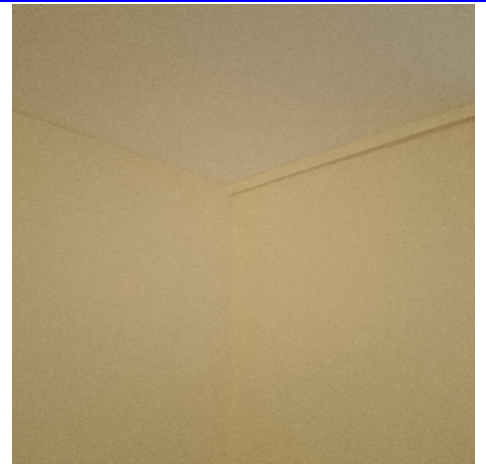
Location Details : 74900 No Asbestos Found

Building/Area : Flat 63
 Room/Section : Hall
 Location : Floor
 Description : Brown floor tiles & bitumen
 Sample No. : RFB20231012006
 Confirmation : Strongly Presumed
 Access : Full Access
 Normal Use :
 Recommendations : Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.
 Notes :



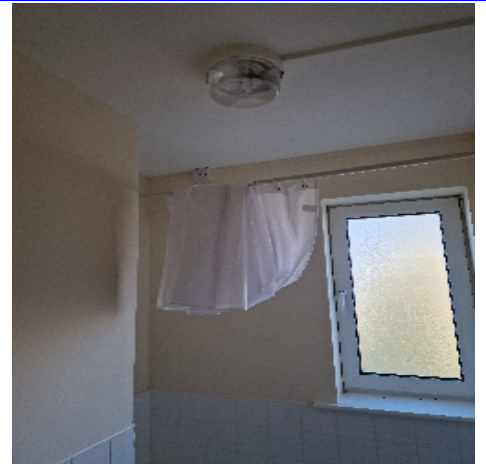
Location Details : 74855 No Asbestos Found

Building/Area : Flat 55
 Room/Section : Landing
 Location : Walls & Ceiling
 Description :
 Sample No. :
 Confirmation :
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



Location Details : 74856 No Asbestos Found

Building/Area : Flat 55
 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

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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 :



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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 : 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
 Location : Walls & Ceiling
 Description :
 Sample No. :
 Confirmation :
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



Location Details : 74869 No Asbestos Found

Building/Area : Flat 55
 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

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
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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

Location : All Areas

Description :

Sample No. :

Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



Location Details : 74872 No Asbestos Found

Building/Area : Flat 57

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

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 : 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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Materials Risk Assessment Demolition in accordance with HSG264

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Client and Survey Details : 8181

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
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Location Details : 74882 No Asbestos Found

Building/Area : Flat 57

Room/Section : Bathroom

Location : Walls & Ceiling

Description :

Sample No. :

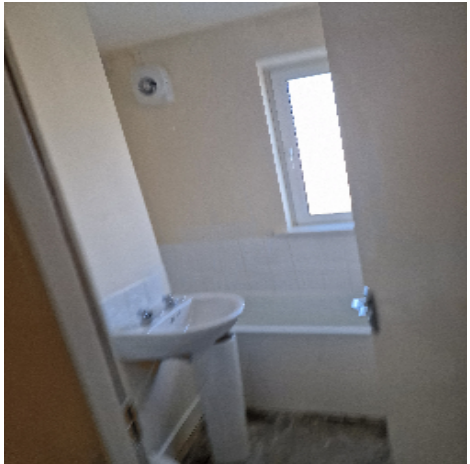
Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



Location Details : 74883 No Asbestos Found

Building/Area : Flat 57

Room/Section : Landing

Location : Walls & Ceiling

Description :

Sample No. :

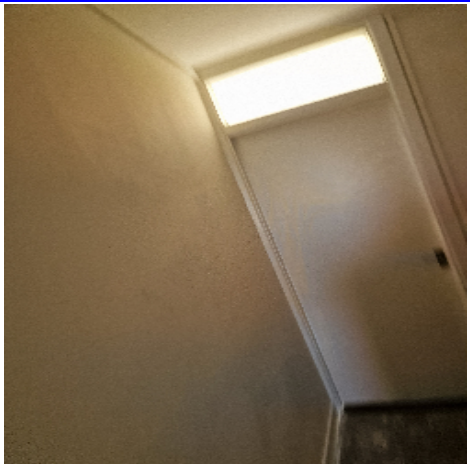
Confirmation :

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 : 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

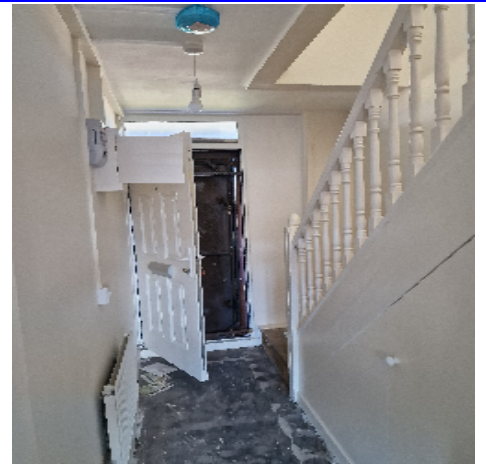
Location Details : 74885 No Asbestos Found

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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Client and Survey Details : 8181

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
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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

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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 :



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Client and Survey Details : 8181

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
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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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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

Client and Survey Details : 8181

<p>Client : National Development Finance Agency</p> <p>Site : Block 48-67 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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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Materials Risk Assessment Demolition in accordance with HSG264

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Client and Survey Details : 8181

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---	--

Location Details : 74912 No Asbestos Found

Building/Area : Flat 63

Room/Section : Bedroom 2

Location : Walls & Ceiling

Description :

Sample No. :

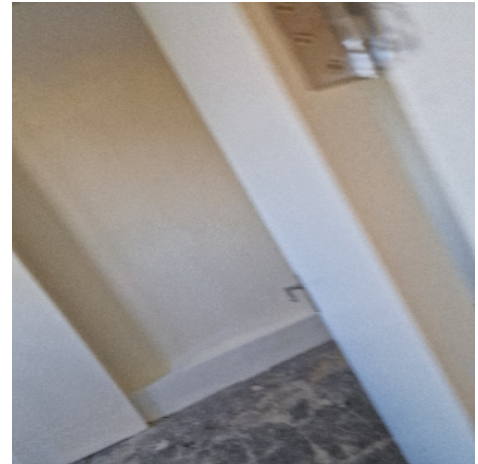
Confirmation :

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 :



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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

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

Analyst : Frances Shaw

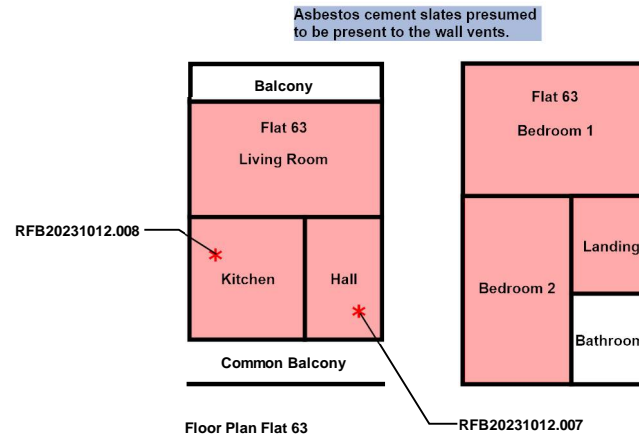
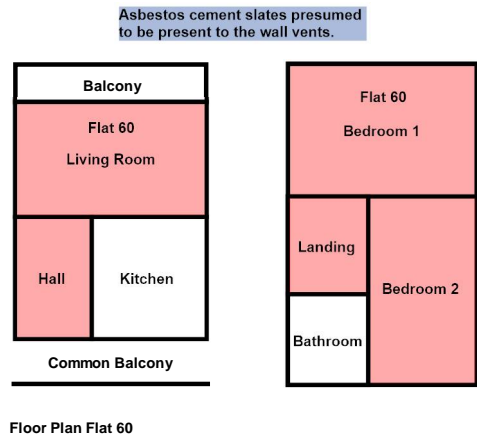
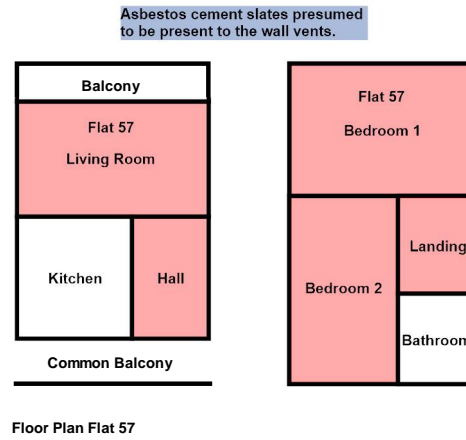
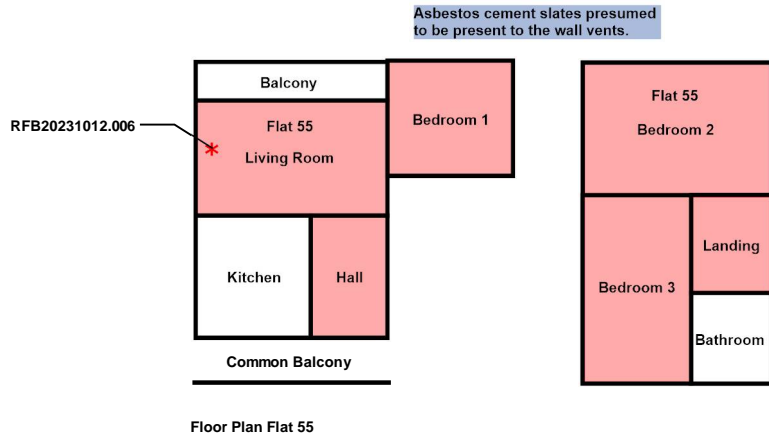
Signed :



Frances Shaw
 For and on authority of OHSS



Drawings



Key Plan

Drawing Legend		Drawing Revisions			Date	Scale	Project Number
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	39150
Sample Point Location		No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawn By
							Raymond Foran
						19/10/2023	
						Drawing No	
						1 of 1	

Asbestos Demolition Survey
 Block 48-67
 Basin Street Flats
 Basin Street
 Dublin 8



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
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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	 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

Project Number: 39150

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 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 re-occupation 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 Chrysotile 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).

Project Number: 39150

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 / deterioration	0	Good condition: no visible damage
	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

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

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
RA Number 74800 Location Unit 69, Ground Floor, Living / Bedroom, Floor									
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 Location Unit 69, Ground Floor, Kitchen, Floor									
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 Location Unit 69, Ground Floor, Bathroom, Floor									
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 Location Exterior, All Floors, Exterior, Roof									
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number 74810 Location Exterior, All Floors, Exterior, Wall Vents									
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	

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

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 : 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

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

in accordance with HSG264

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

Location Details : 74804

Building/Area : Unit 69 Ground Floor	Sample No. : RFB20231012003
Room/Section : Kitchen	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74804

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

Building/Area : Unit 69 Ground Floor	Sample No. : RFB20231012003
Room/Section : Bathroom	Confirmation : Strongly Presumed
Location : Floor	Access : Full Access
Description : Brown floor tiles & bitumen	Normal Use :

Material Risk Assessment : 74806

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

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

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 : 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

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

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 68-91 Basin Street Flats
 12/10/2023
 12/10/2024
 Malone O'Regan

Type
 Report Number
Surveyor
Review Date
 Method

Demolition
 39147
 Raymond Foran
 12/10/2024
 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	Location
74809	Exterior, All Floors, Exterior, Roof

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	Score
Type Of Product : Asbestos Cement	1
Condition : Low Damage	1
Surface Treatment : Asbestos Cement	1
Quantity :	1
Material Assessment Score :	4

Photograph



Priority Assessment

Normal Occupant Activity : Likelihood of Disturbance	0
Location :	0
Accessibility :	0
Extent/Amount :	0
Human Exposure Potential	
Number of Occupants : None	0
Frequency of Use :	0
Average Time of Use :	0
Maintenance Activity	
Type of Maintenance :	0
Frequency of Maintenance :	0
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.

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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
 Report Number
Surveyor
Review Date
 Method

Demolition
 39147
 Raymond Foran
 12/10/2024
 WI-02 & WI-03



Risk Register

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

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

Client and Survey Details : 8179

<p>Client : National Development Finance Agency</p> <p>Site : Block 68-91 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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. :

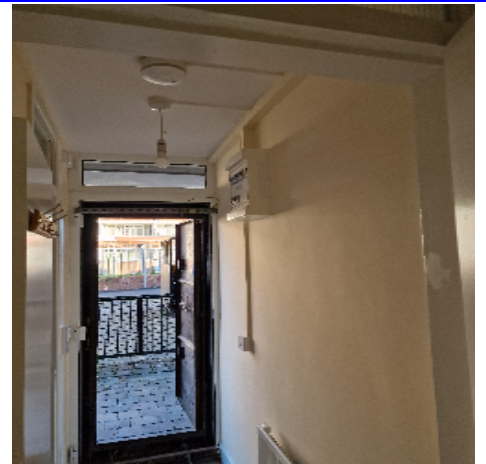
Confirmation :

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

Description :

Sample No. :

Confirmation :

Access : Full Access

Normal Use :

Recommendations :

Notes :



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Client and Survey Details : 8179

<p>Client : National Development Finance Agency</p> <p>Site : Block 68-91 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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 :

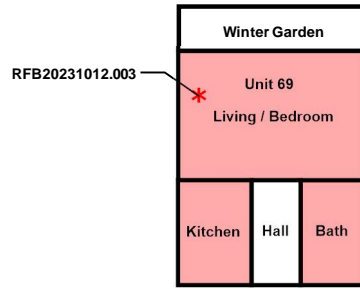


Frances Shaw
For and on authority of OHSS

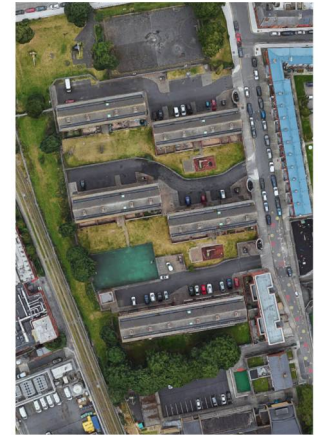


Drawings




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



Floor Plan



Key Plan

Drawing Legend		Drawing Revisions			Date	Scale	Project Number
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	39150
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawn By
						19/10/2023	Raymond Foran
						Drawing No	
						1 of 1	

Asbestos Demolition Survey
Block 68-91
Basin Street Flats
Basin Street
Dublin 8



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	National Development Finance Agency	
Project Title	39150 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	 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

Project Number: 39150

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 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 re-occupation 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 Chrysotile 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).

Project Number: 39150

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 / deterioration	0	Good condition: no visible damage
	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
12/10/2024
Malone O'Regan



Type
Report Number
Surveyor
Review Date
Method

Demolition
39150-C
Raymond Foran
12/10/2024
WI-02 & WI-03



ACM Risk Register

The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74921</td> <td style="width:15%;">Location</td> <td colspan="7">Block 92-115, All Floors, Exterior, Roof</td> </tr> </table>										RA Number	74921	Location	Block 92-115, All Floors, Exterior, Roof						
RA Number	74921	Location	Block 92-115, All Floors, Exterior, Roof																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td style="width:15%;">74923</td> <td style="width:15%;">Location</td> <td colspan="7">Block 92-115, All Floors, All Areas, Wall Vents</td> </tr> </table>										RA Number	74923	Location	Block 92-115, All Floors, All Areas, Wall Vents						
RA Number	74923	Location	Block 92-115, All Floors, All Areas, Wall Vents																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											

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

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

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	Score	Risk Rating
Type Of Product : Asbestos Cement	1	High Risk
Condition : Low Damage	1	Midium Risk
Surface Treatment : Asbestos Cement	1	Low Risk
Quantity :	1	Very Low Risk
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--

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

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

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

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

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
 Report Number
Surveyor
Review Date
 Method

Demolition
 39150-C
 Raymond Foran
 12/10/2024
 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

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

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	Score
Type Of Product : Asbestos Cement	1
Condition : Low Damage	1
Surface Treatment : Asbestos Cement	1
Quantity :	1
Material Assessment Score :	4

Photograph



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 :	0
Maintenance Activity	
Type of Maintenance :	0
Frequency of Maintenance :	0
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.

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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
 Report Number
Surveyor
Review Date
 Method

Demolition
 39150-C
 Raymond Foran
 12/10/2024
 WI-02 & WI-03



Risk Register

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

RA Number	74922	Location	Block 92-115, All Floors, Exterior, Facades
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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

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

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 :

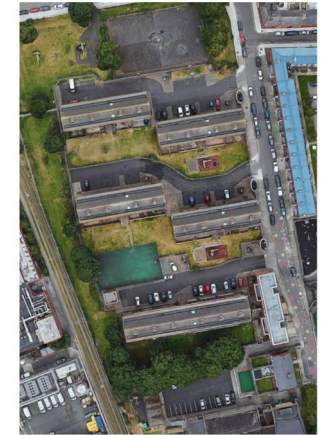


While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified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







Drawings

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



Key Plan

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

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



ASBESTOS DEMOLITION SURVEY REPORT



Of

Block 116-151 Basin Street Flats

Basin Street

Dublin 8

On behalf of

National Development Finance Agency

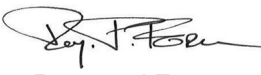

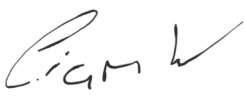

This Report supersedes the report previously issued on the 19/10/23.

5c Fingal Bay Business Park,
Harry Reynolds Road,
Balbriggan, Co. Dublin
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Website: www.ohss.ie



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	 Paul Foran	19/10/2023
D02	Final		Updated following access to three no. vacant flats.	 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

Project Number: 39150

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 re-occupation 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 Chrysotile 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).

Project Number: 39150

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 / deterioration	0	Good condition: no visible damage
	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

ACM Risk Register

The following areas were found to contain ACM's

RA Number	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td>74924</td> <td style="width:15%;">Location</td> <td colspan="7">Block 116-151 , All Floors, All Areas, Wall Vents</td> </tr> </table>										RA Number	74924	Location	Block 116-151 , All Floors, All Areas, Wall Vents						
RA Number	74924	Location	Block 116-151 , All Floors, All Areas, Wall Vents																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td>74926</td> <td style="width:15%;">Location</td> <td colspan="7">Block 116-151 , All Floors, Exterior, Roof</td> </tr> </table>										RA Number	74926	Location	Block 116-151 , All Floors, Exterior, Roof						
RA Number	74926	Location	Block 116-151 , All Floors, Exterior, Roof																
Asbestos Cement		Low Damage	Asbestos Cement	Chrysotile		Strongly Presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td>82141</td> <td style="width:15%;">Location</td> <td colspan="7">Basin Street Flats, All Rooms Ground Floor, Floors</td> </tr> </table>										RA Number	82141	Location	Basin Street Flats, All Rooms Ground Floor, Floors						
RA Number	82141	Location	Basin Street Flats, All Rooms Ground Floor, Floors																
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.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td>82143</td> <td style="width:15%;">Location</td> <td colspan="7">Basin Street Flats, All Rooms First Floor, Floors</td> </tr> </table>										RA Number	82143	Location	Basin Street Flats, All Rooms First Floor, Floors						
RA Number	82143	Location	Basin Street Flats, All Rooms First Floor, Floors																
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.											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">RA Number</td> <td>82145</td> <td style="width:15%;">Location</td> <td colspan="7">Basin Street Flats, All Rooms Ground Floor, Floors</td> </tr> </table>										RA Number	82145	Location	Basin Street Flats, All Rooms Ground Floor, Floors						
RA Number	82145	Location	Basin Street Flats, All Rooms Ground Floor, Floors																
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.											

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

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

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 : 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

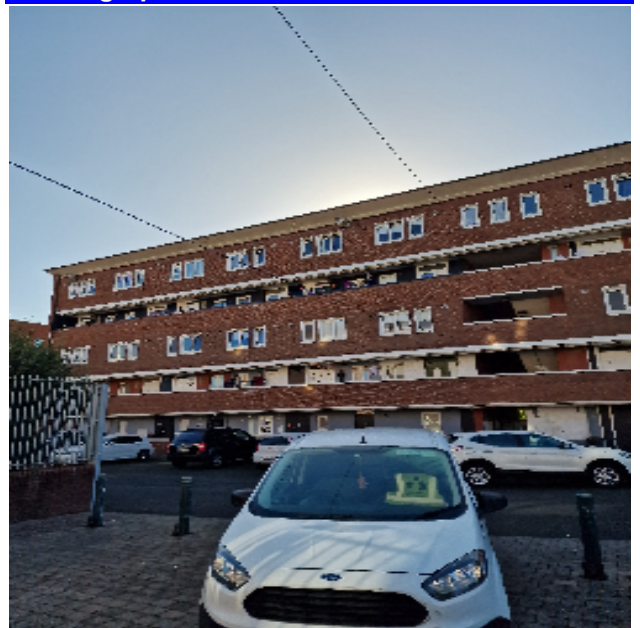
Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Asbestos Cement	1	High Risk
Condition : Low Damage	1	Midium Risk
Surface Treatment : Asbestos Cement	1	Low Risk
Quantity :	1	Very Low Risk
Material Assessment Score :	4	Very Low Risk

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--

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

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 : 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	Score	Risk Rating 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 :	1	Very Low Risk
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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Asbestos Containing Materials Risk Assessment

Demolition

in accordance with HSG264

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Client and Survey Details : 8183

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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

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

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

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

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

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

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

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 : 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

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Vinyl Floor Tiles & Bitumen	1	High Risk
Condition : Good condition	1	Midium Risk
Surface Treatment : Composite Materials Containing Asbestos	0	Low Risk
Quantity :	0	Very Low Risk
Material Assessment Score :	2	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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Customer Malone O Regan Consulting Engineers
 Site Block 116-151 Basin Street Flats
 Survey Date 12/10/2023
 Valid Until 12/10/2024
 Commissioned By 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
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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 : 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	Score 1
Type Of Product : Asbestos Cement	1
Condition : Low Damage	1
Surface Treatment : Asbestos Cement	1
Quantity :	
Material Assessment Score :	4

Photograph



Priority Assessment

Normal Occupant Activity : Likelihood of Disturbance	0
Location :	0
Accessibility :	0
Extent/Amount : Human Exposure Potential	0
Number of Occupants : None	0
Frequency of Use :	0
Average Time of Use : Maintenance Activity	0
Type of Maintenance :	0
Frequency of Maintenance :	0
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.

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Customer
Site
Survey Date
Valid Until
Commissioned By

Malone O Regan Consulting Engineers
Block 116-151 Basin Street Flats
12/10/2023
12/10/2024
Malone O'Regan

Type
Report Number
Surveyor
Review Date
Method

Demolition
39150-D
Raymond Foran
12/10/2024
WI-02 & WI-03



Risk Register

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

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 :



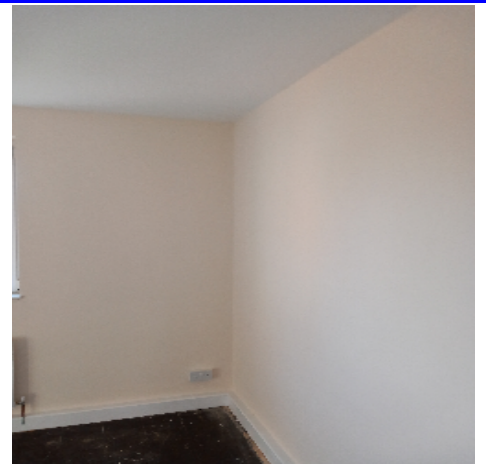
Location Details : 82142 No Asbestos Found

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 :



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Client and Survey Details : 8183

<p>Client : Malone O Regan Consulting Engineers</p> <p>Site : Block 116-151 Basin Street Flats</p> <p>Address : Dublin 8</p>	<p>Date of Survey : 12-10-2023</p> <p>Review Date : 12-10-2024</p> <p>Surveyor : Raymond Foran</p> <p>Method : WI-02 & WI-03</p>
---	--

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 :



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
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



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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: 5
Specification: WI 05
Samples taken by: OHSS

Bulk Identification of Asbestos in Materials

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

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

Analyst : Frances Shaw

Signed :



Frances Shaw
 For and on authority of OHSS

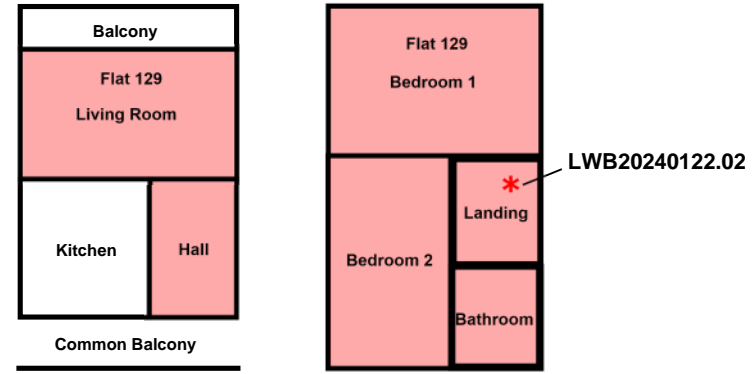


Drawings



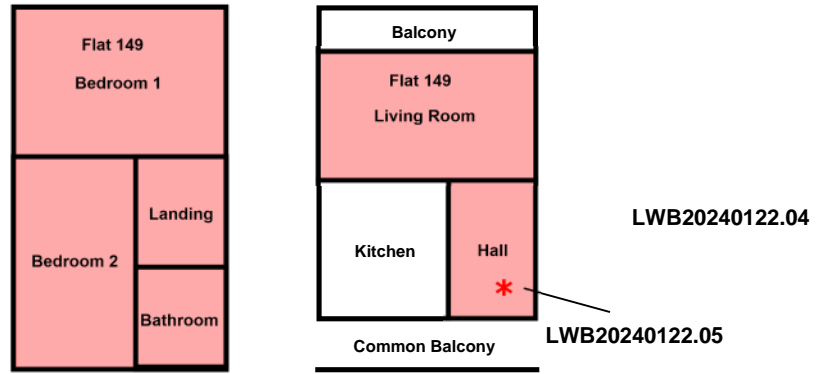
Key Plan

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



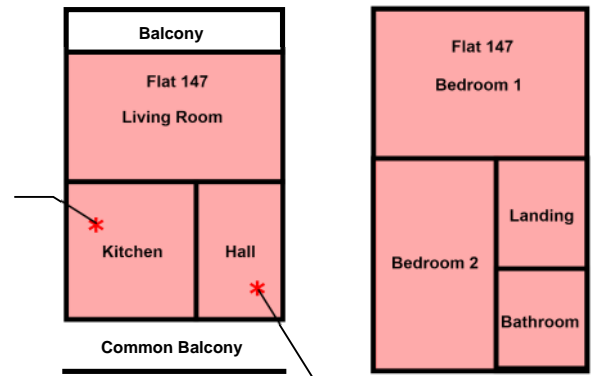
Floor Plan Flat 129 LWB20240122.01

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



Floor Plan Flat 149

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



Floor Plan Flat 147 LWB20240122.03

Drawing Legend

- Contains Asbestos
- Not Accessed Presumed To Contain Asbestos
- Sample Point Location *
- No Access Under Fixed Floor Coverings Investigate Prior To Disturbance

Drawing Revisions		
Rev #	Revision Description	Date

Date	07/02/24
Scale	This drawing is for illustration purposes only
Project Number	39150
Drawn By	Liam Woodcock

Asbestos Demolition Survey
Block 116-151
Basin Street Flats
Basin Street
Dublin 8

