



John Lewis, Sheffield Phase 1 Commission Sheffield City Council

The scope of this commission was to provide the Sheffield City Council with

- a) asbestos consultancy advice to confirm what steps need to be taken to ensure that safe access to the building can be provided and maintained until development plans have been submitted.
- b) Services to implement the necessary actions.

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This is expected to include, but may not be limited to, the following; review of existing asbestos information for the building (report from JLP), full walk round inspection of the building to confirm ACMs have not been disturbed during vacation, reassurance air testing were not undertaken at this stage with work activities being undertaken by JLP Staff.

Note: At the time of site walk round JLP staff were still in the process of removing shop fittings from all floors.

Socotec Commission (JLP) & Overview



Mr Darren Watkinson of Monaghans on behalf of John Lewis Partners commissioned Socotec to undertake a asbestos refurbishment survey of the store ahead of proposed refurbishment works that were planned.

Survey References

- Survey Date 18th March 2021
- Issue Date 1st April 2021
- Survey Reference No 135962-012
- Bulk Sample Analysis Laboratory Report reference No D147395
- Surveyor Zahid Khan
- Project Manager Matthew Lane

Desk Top Review

- The compiled report constituted of 519 pages
 - Socotec sampled 102 locations during the survey laboratory report reference D147395 to confirm the presence of asbestos fibres following analysis.
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- D147395 confirmed that 53 samples tested positive with cross referenced samples 345 locations
- 11 Areas showed immediate timescales for removal the majority of these locations are above ceiling tiles to trading areas.
 - 5 Areas of “No Access” & 47 locations of limited or partial access along with reference to all sales floor void above ceilings have had limited access due to ceilings being asbestos insulating board.
 - The Socotec refurbishment report does not cover all areas ahead of any proposed refurbishment works that would be proposed, it is adequate for the day to day management of the site.
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Observations

- Materials were generally in good condition, encapsulated and labelled and no damage was apparent during the walk round, however decanting
- Dust and debris contained within ceiling voids, ceilings were not displaced or damaged at the time of the site visit.

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Currently the building is remained occupied with JLP staff at the time of the inspection. JLP consultant Socotec had not put any restrictions with the exception of specified areas (Mainly above ceiling tiles) on operating in the store prior to & during demerchandising following the survey in April 2021. Therefore the building is currently safe to access

Recommendations

➤ In order to be fully satisfied that all areas of the building are safe to access, it would be prudent to undertake reassurance air tests when JLP have decanted the building to the following areas

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- Sales floors on all floors beneath ceiling tiles.
 - Second floor kitchen
 - Second floor male toilet
 - 4th floor air handling unit
 - Basement stock rooms
 - Basement boiler room/stock room/plant room and associated stores areas.
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Conclusion

Following the demerchadising of the store and JLP still working in the demise of the store, it would be deemed safe to occupy the building as their consultants Socotec have not implied there are any issues with airborne fibre levels . It is the conclusion of Tersus Consultancy that if the building is to be returned to SCC in its current condition at the time of our inspection it would be safe to enter for inspection purposes.

However I would recommend that reassurance air tests are undertaken following departure of JLP for clarity that the building is safe to reoccupy for inspection purposes only

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5 No Days reassurance air monitoring

It is paramount as long as the fabric of the building, its ceiling voids, fixtures and fittings are not disturbed in any way it would remain safe to reoccupy. If the condition of the building is in any way changed from the date of the site visit, this recommendation would not stand.

Proposed Phase 2

As discussed following Phase 1 of the commission, Phase 2 would include the following:

Additional survey works

- Additional survey to areas of no access or limited access in the Socotec report.
- Provision of Licenced contractor to build pods on the shop sales area where AIB ceiling tiles have been identified. This will allow access to be gained to identify any further ACMs and services within the ceiling voids

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The purpose of the additional survey works is to identify all ACMs so as to prevent any potential spread of asbestos ahead of any refurbishment/soft strip works commencing Regulation 4 & 16 Control of asbestos regulations

Technical Specification for Removal

- Compile technical specification for the soft strip and safe removal of **ALL** ACMs identified in Socotec report and any supplementary report/inspections.
- Issue to SCC to issue as part of the tender documentation to Principal Contractors.

Proposed Programme Phase 2

Proposed Programme Surveying

- | | | | |
|--|---|------------|---------------------------------|
| ➤ Survey of no access and limited access areas | - | 4 No Days | Monday 4 th October |
| ➤ Notification of Enabling works (LARC) | - | 14 No Days | Monday 4 th October |
| ➤ Build Enclosure pods to access ceiling voids | - | | Monday 18 th October |
| ➤ Inspection of ceiling voids | - | 7 No Days | Monday 18 th October |

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Proposed Programme Specification

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|--|---|-----------|----------------------------------|
| ➤ Attend site to scope the works | - | 3 No Days | Monday 1 st November |
| ➤ Issue draft documents for discussion | | | Monday 15 th November |
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Photos



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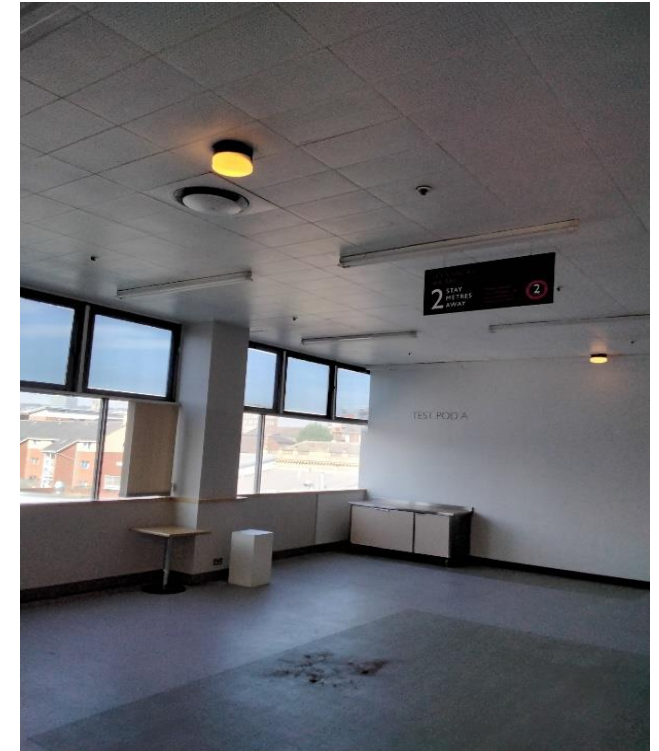
Image sales area



Image sales area

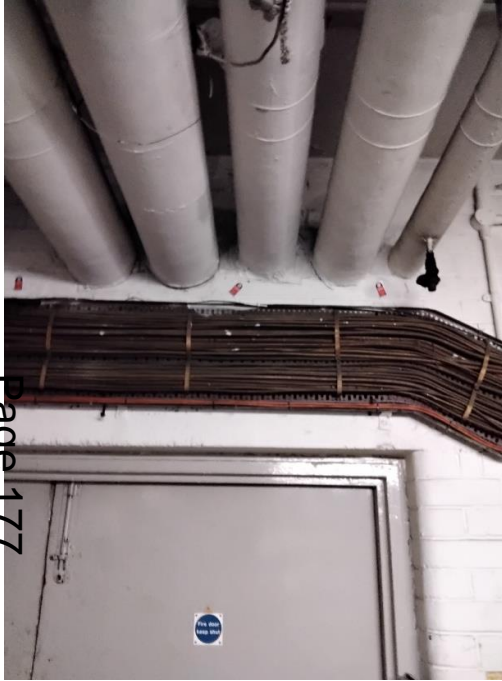


Back of house area



Back of house area

Photos



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Lagged Pipework



Lagged Boiler



Lagged Pipework



AIB to beams

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