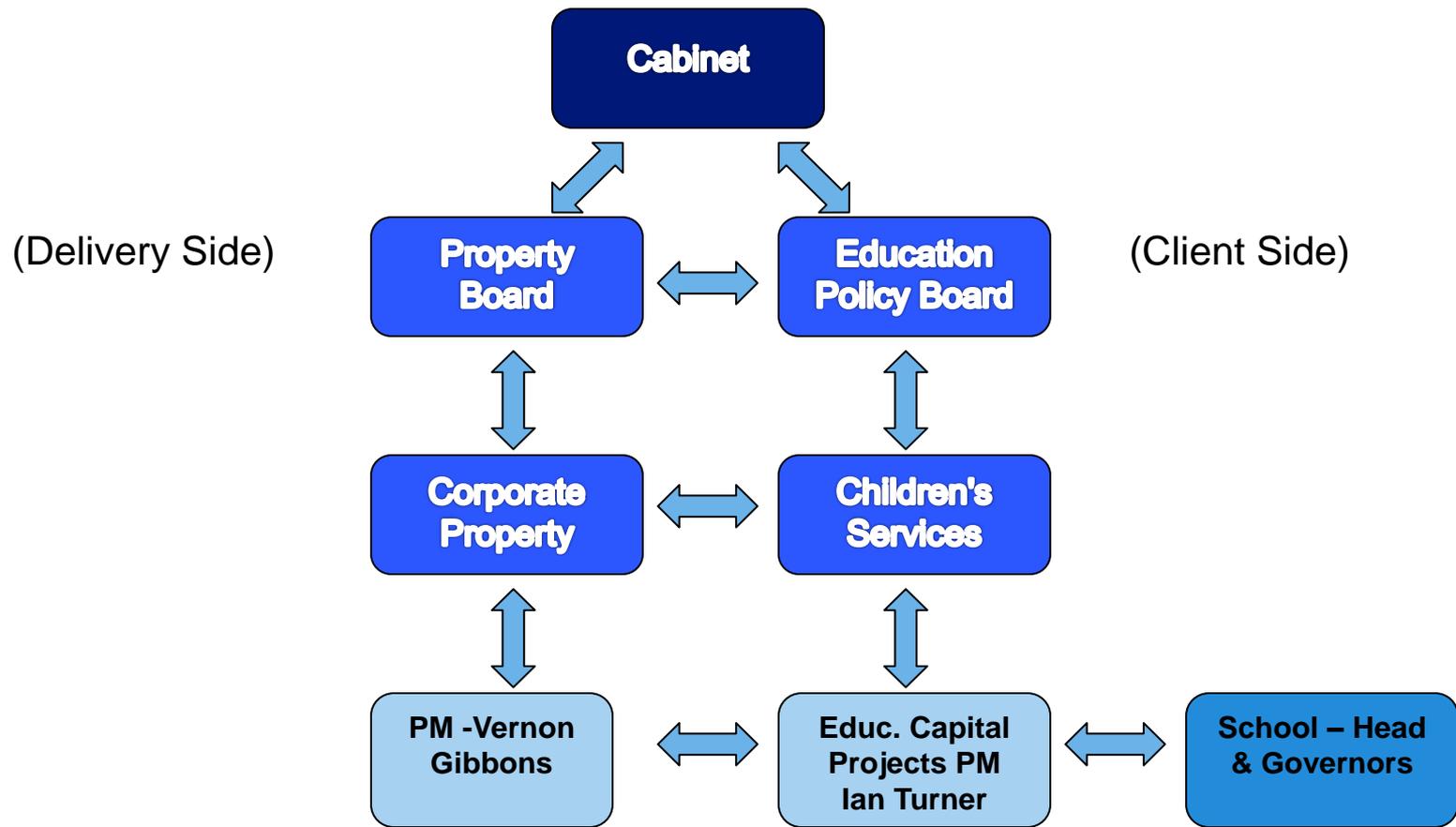
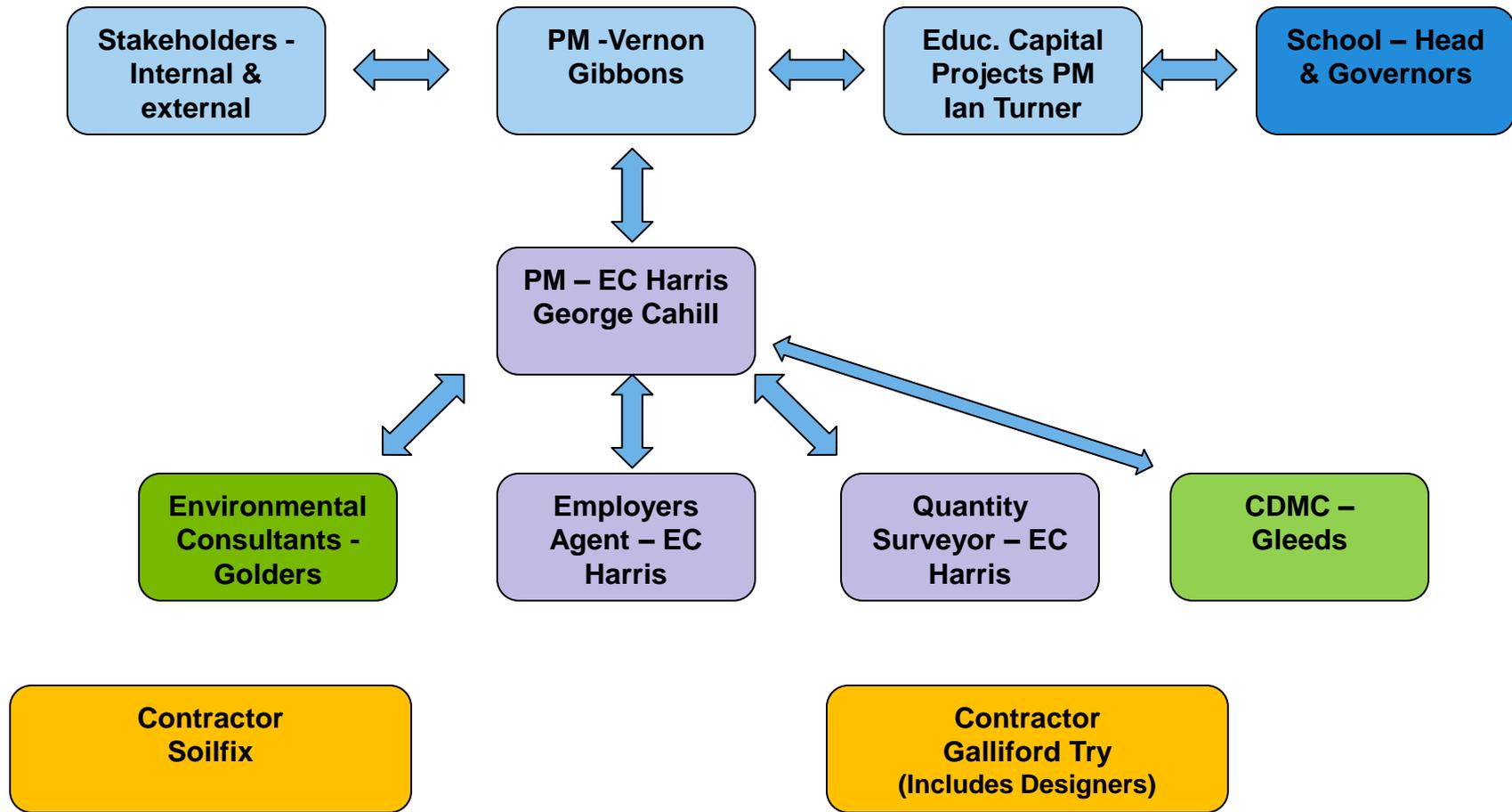




THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA





FAQ's

The embankment.

Q1 Asbestos levels in the soil - how can we be confident that children will not be at risk during removal?

A1 Concentrations in soil are very low, only small quantities of bulk material observed, air monitoring during soil disturbance has shown low air concentrations below detection, controls in place to minimise fugitive dust release and monitoring for fibers during the work and discovery strategy in place if conditions are different than anticipated, contractor has consulted the HSE regarding the nature of the work, work classification etc and the HSE are satisfied.



Q2 The original embankment soil report shows lead in the soil - does this pose a danger to children?

A2 A detailed risk assessment of soil contaminants on the embankment was completed and agreed by the local authority environmental health office. This human health risk assessment demonstrated that contaminant concentrations did not present an unacceptable risk to school users. During excavation work, the risks will be managed by control measures which minimise the generation of dust during excavation of shallow soils.



Demolition of the toilet block and cottage.

Q3. Will children be at risk of lead exposure from the demolition?

A3 The survey has identified lead in surface paints (some concealed) and roof flashing at various concentrations. If the structures were to be demolished in an uncontrolled manner (which they are not) there would be an increased risk that dusts and fume which may contain lead could be released and the workforce, school occupants and neighbours could be exposed to lead. Therefore control measures that limit the generation of dusts containing lead will be implemented during a program of controlled demolition. The methodology is agreed and comprises removal of windows, doors and other materials with lead finishes by hand and placement in a dedicated skip. Exposed walls to Fox Cottage will be sealed and the structure will be demolished with dust suppression from above and laterally to minimise dust release. This work will take place during the holidays including off-Site disposal of these arisings which contain lead.



Q4. What is the methodology signed off for removal of the buildings? Will the environment be sealed?

A4 We have answered this question above. The buildings will not be encapsulated / sealed but the methodology does not include stripping of paint from walls, windows or doors which would result in a lot of dust.

Q5. Lead assays show high levels of lead on walls of cottage, i.e. > 4000ppm. How high did these readings go?

A5 The highest concentrations over 1% lead were paint to a door (19,000mg/kg), window sills, window frames (13,000 - 34,000 mg/kg), steel beams (18,000 mg/kg) in the toilet block and lead flashing (assumed to be 100% lead). One room in the cottage has 2 walls exposed with a lead concentration over 4,000 mg/kg. Elsewhere in the cottage this paint finish is sealed behind other paints which do not contain lead.



Q6. How do these levels compare to regulatory levels? Which standards will be used as reference and targeted? ("Legal" standards or safer ones?)

A6 Lead paint was banned from general use in 1992. There are no regulatory standards for lead paint in buildings in England and Wales but there is older qualitative guidance providing what is a negligible, low, high etc paint concentration. The risk of lead exposure arises from lead in dust and fume. Air monitoring for lead will be undertaken during the work and compared to air quality standards and background conditions. Swab sampling for lead will be undertaken as an indication that control measures are effective. There are no regulatory standards in England and Wales for lead swab analysis.

Q7. Did the testing include dust swabs on walls as well?

A7 The survey completed did not include swabs from walls as the layers of paint were sampled and analysed. As part of baseline monitoring and monitoring during the work swab sampling will be undertaken.



Q8. How long will the demolition take exactly? And how will the time be divided (how long for cottage and then for toilets, details)

A8The program is being finalised - but it is intended the soft strip of elements will be undertaken in the first week of the programme with the demolition of the cottage in and taking of away rubble in the second week i.e. half term.

Q9. What monitoring is to be done during, before and after?

A9 Asbestos in air monitoring has been performed in 2014 and 2015. Lead and dust in air and lead swabs will be performed before, during and after. Asbestos fibres in air will be performed during the works.



Q10. What is the clean-up methodology? How and when will lead dust be removed from the playground once demolition is complete?

A10 The aim is to minimise dust with lead during the works. There will be a visual assessment and potentially surface swabs collected. The decision on methods will be agreed depending on the results.

Q11. Are the workers required to wear protective clothing during this work and/or have any health monitoring?

A11 The use of protective clothing will be task and risk assessment specific and we would anticipate some work activities requiring protective equipment. The need for health monitoring is determined on the basis whether lead exposure is likely to be 'significant'. The contractor can better assess this when the methodology is agreed.

