

Restrictions for works in Elstree Studios Stages 7/8/9 Ancillary Block

Overview

In 2023 a programme of Asbestos remedial works was carried out to Stages 7/8/9 Ancillary Block. As with many buildings of this age, due to the nature of where and how asbestos was used it was not possible to completely remove it. It remains in an encapsulated form or sealed in, where areas were inaccessible, to allow safe occupation of the building.

Asbestos Containing Materials (ACMs) remain, for example:

- Within inaccessible voids in risers (assumed)
- Encapsulated pipes within risers
- In voids above ceiling tiles
- Plant room on 2F

(Please note: the Asbestos Register should be consulted to confirm all areas where ACMs have been identified or assumed to be located)

The following remedial works/controls measures have been put in place:

- Inaccessible voids have been sealed using expanding foam, PVA or Correx/cloth seals
- Asbestos warning stickers have been placed where appropriate: in voids, plant rooms, risers etc
- Ceiling voids have been sealed using Correx sheeting and cloth seals
- Elstree Studios have an Asbestos Management plan in place to inspect the condition of all identified locations of ACMs at risk-assessed intervals, carried out by a licensed contractor

Works in the Ancillary Block

The original Asbestos survey in September 2022 that identified the locations of ACMs was a Management Survey and consequently intrusive testing was not carried out. Due to the presence of asbestos in the building it must therefore be assumed that any area of the building fabric may contain asbestos. Therefore **any** intrusive works in the building must be strictly via a permit, issued by the Elstree Facilities Department. Section 4.9 of the Elstree Studios Operational Manual states:

4.9 Permit to work in the Ancillary Building

Any works that are required to be completed in the Ancillary Building are managed under strict landlord conditions. No works are permitted without prior agreement from the landlord and the appropriate permit issued.

This is included but not limited to the following works:

- *Works above ceilings*
- *Entry to plant rooms*
- *Construction or DIY works*
- *Access holes into constructed walls*

RAMS should be submitted to garry.morgan@elstreestudios.co.uk

If a permit is granted, the permit must be collected from the Facilities office on the first floor of the Mitchell building. The contractors must complete an induction and the Asbestos Register must be consulted and signed before any works are carried out.

Version	v1.0
Date	4/9/23

As a general guide:

- No disturbance of the ceiling including the changing of light bulbs (LED light fittings may be changed but strictly via Elstree Studios Facilities only)
- Drilling and fixing into the walls is likely possible
- Surface mounted trunking is likely possible
- Cables may not be run behind walls or access holes created
- Plant room and riser access is strictly by Elstree Studios authorised staff only

Any damage to the fabric of the Ancillary Block, whether discovered or unintentional, should be immediately reported to Elstree Studios Facilities as well as Studioworks Facilities.

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