



HBI

Healthy Buildings International

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NEWS  
UPDATE



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# AUDITAIRE: UNIQUE DAY TO DAY WAY TO AUDIT AIR QUALITY

**How can you be sure your indoor air quality is satisfactory on a day-to-day basis, and that it always complies with health and safety legislation? HBI has a unique solution ...**

The revolutionary Auditaire 3000\*, developed by HBI, now enables managers to reassure themselves, their staff and their clients that air quality standards are all that they should be. A dedicated air auditing station, the Auditaire checks Indoor Air Quality (IAQ) at frequent intervals every day, giving you constant peace of mind.

Key Performance Indicators (KPIs) can be set, which allow targets to be established and monitored for occupant comfort, including

temperature, relative humidity and carbon dioxide concentration. You can also track total pollution such as volatile organic compounds from indoor operations and external traffic fumes.

The results you obtain can provide a benchmark for evaluating any changes in air quality, and provide a key part of your indoor environmental programme.

The Auditaire can be positioned in selected locations, with the data recorded being downloaded during regular visits and incorporated into a comprehensive report giving



*Auditaire, ongoing peace of mind for Managers and staff*

documented evidence of good IAQ. These can take place during routine plant inspections, where additional monitoring for respirable dust and airborne microbes can be conducted.

*\*Auditaire – a registered trademark of HBI*

## Pseudomonas threat to water systems

**Over the last couple of years, over 20 sites – mainly in and around London – have been badly affected by a high presence of *Pseudomonas* organisms in their water systems. The problems have nearly always occurred in closed chilled water systems, and resulted in very costly eradication programmes.**

The worst thing about these organisms is that they are prolific slime formers, and multiply rapidly. Once heavy slime combines with any dirt present, smaller pipe-work soon begins to block, along with danger areas such as valves and coils. The result is a marked under

performance of the system – often blamed on other factors until too late.



*Pseudomonas, a prolific slime former*

Such contamination mostly affects newly installed systems, so the correct management of the system throughout construction is absolutely vital, and must include a thorough pre-commission clean.

Help is at hand in the form of the newly-issued BSRIA Application Guide AG1/2001 Pre-Commission Cleaning of Pipework Systems – likely to become the new industry standard – and from HBI who have the expertise to advise upon and monitor all water systems right through the construction process and beyond.

## NEW HBI WEBSITE

- The latest in health and safety legislation
- Reviews of forthcoming changes in best practice
- New services, products, reports and reviews
- Vital information on a range of subjects
- A confidential report downloading service
- Guidance on current issues

[www.hbi.co.uk](http://www.hbi.co.uk)

# HBI

HEALTHY  
BUILDINGS,  
HEALTHY  
PEOPLE

- Indoor Air Quality Inspections
- Legionella Surveys and Risk Assessments
- Proactive Monitoring Programmes
- Health & Safety Risk Assessments
- Occupational Health and Safety
- Asbestos Identification and Monitoring
- Noise Risk Assessment
- Accident Prevention
- Stress Audits
- Potable Water Monitoring
- Pre-Occupancy Surveys
- Food Hygiene and Safety
- Analyses of VDU Workstations
- Architectural Design Consulting
- Odour Investigations
- Disability Access Audits

# HBI advises Broadgate on access

Broadgate Estates, the property management arm of British Land, is currently co-ordinating the £25 million facelift of the Broadgate Arena and surrounding areas. Under the Disability Discrimination Act 1995, service providers are expected to make a general provision for people with a range of disabilities, and HBI was therefore asked to conduct a thorough disabled access audit.



Broadgate is a unique development covering 29 acres and providing over 4 million square feet of prime office accommodation. The properties are supported by a number of

public squares, shops, restaurants, gardens and sculptures.

HBI's audit, which took 4 days to complete, highlighted a large number of access issues. These included way-finding around the estate and the need for improved signage, the difficulty of changes in floor surface levels and the need for contrasting step nosings plus correctly positioned handrails, and the provision of suitable WCs for the disabled.

HBI has since conducted further audits on some of the multi-tenanted properties within the estate and on other properties under the control of Broadgate Estates.

*"I want to be in the best position to inform and advise our various landlords and clients of their obligations under the Act. By having the audits undertaken now, I am able to analyse the results and get a good feel for the issues being raised. As HBI has indicated the costs of implementing their recommendations, I can now budget accordingly over the next few financial years, and I am also able to prioritise the works",* says Neill Maclaine, Broadgate's Estates Director.

## New Guidance on Asbestos Surveying

The HSE has published new guidance (MDS 100) on how to survey workplace premises for asbestos-containing materials, and how to record the results. This complements existing guidance under the Determination of Hazardous Substances, and is an important standard for people carrying out or commissioning asbestos surveys.

Key elements are:

- Locating the extent and nature of any asbestos;
- Assessing the condition of the material to determine whether it presents a risk;
- Recording the information in a clear and usable form.

*For further information please contact HBI.*

Michael Gray, Operations Director, Ireland



## HBI opens Ireland offices

HBI is pleased to announce a major expansion to the network, with the opening of new offices in Belfast and shortly in Dublin. This exciting development will enable us to offer a more direct and local service to our existing clients in Ireland, and will of course place us in a good position to take advantage of the exciting

economies of both the North and South, adding to our ever-growing list of client companies.

For further information please contact Adrian Byrne or Michael Gray.

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