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PD 23/22
Asbestos R&D Survey

Sampford Courtenay Village Hall,
Okehampton, Devon. EX20 2SY

By Mr P. Davies
Of
Applecliff Ltd

On the Instructions of:

Sampford Courtenay Parish Council
C/O Sampford Courtenay Village Hall
Okehampton
Devon
EX20 2SY

This report is part of an Asbestos Management Plan and should be retained on the premises for dissemination by the Duty Holder to anyone who may disturb asbestos containing materials or for inspection by statutory authorities

Asbestos Survey Data Sheet

Client	Name	**Sampford Courtenay Parish Councl**
	Address:	**C/O Sampford Courtenay Village Hall**
		Okehampton
		Devon
		EX20 2SY
	Tel No:	

SURVEY NUMBER	**PD23/22**
DATE	**23/02/2022**
SURVEYOR	**P Davies**
Signed	
Date	13.03.22

Site	Name	**Roof & Loft**
	Address:	**As per client details**

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Summary

Applecliff Ltd were requested to undertake an Asbestos Refurbishment & Demolition Survey on behalf of Sampford Courtenay Village Parish Council to Sampford Courtenay Village Hall, Okehampton, Devon EX20 2SY. The surveyor conducted this survey on the 21st February 2022. The objective of this survey is to produce a report, in a data base format, indicating areas with asbestos containing materials (A.C.M's).

The surveyor was requested to undertake an Asbestos R&D Survey to the village hall prior to commencing re-roofing works and was met by the clients representative and shown all areas to be inspected. The scope included the removal and replacement of the roof, however the surveyor inspected additional areas of original building. Externally the roof tiles are natural slate, with visible asbestos cement replacment roof tiles. There is a insulation board barge board to the gable of the roof above the toilets, which was sampled and found to not contain asbestos. Internally the ceiling to the hall is timber, with solid walls and a wood floor. The toilets have plasterboard ceilings, solid walls and and concrete floors. All services were live at the time of the inspection.

Asbestos Management Advice and Recommendations

This report documents specific locations and describes, as far as reasonably practicable, all asbestos containing materials discovered during a management survey. A description of the asbestos containing material, results of analysis and an indication of current condition of the material is given.

A. Materials requiring immediate removal that pose a health and safety risk:

- Asbestos Cement replacement roof tiles

B. Materials requiring remedial action:

- None

C. Asbestos Containing Materials (ACMs) that are required to be regularly monitored:

- All presumed items outside of the scope of works.

Summary of Findings

A. Asbestos has been tested positive or strongly presumed in the following Items:

- Asbestos Cement replacement roof tiles

B. Asbestos has been Presumed in the following items:

- Bakelite toilet seat in the male toilets (outside scope of works)
- Fire place & associated chimney internally (outside scope of works)
- Wall cladding internally in main hall (outside scope of works)

Sampling was not conducted on these items for one of the following reasons:

- Due to the nature of the Survey requested by the Client.
- Due to age and type of product, the surveyor in line with the HSG 264 recommendations presumed or strongly presumed the material to contain asbestos.
- These materials are internal and external elements, located uniformly and randomly (material dependant) within the building structure.

C. Refer to summary by incidence sheets for full information.

Objectives

Scope

To locate and identify materials containing asbestos on the premises under inspection (as far as reasonably practicable).

Quantify or give measurement of the asbestos containing materials within all areas surveyed.

Types of Surveys

Management Survey (Presumptive survey)

The purpose of the survey is to locate, as far as reasonably practicable, the presence and extant of any suspect ACMs in the building and assess their condition. This survey essentially defers the need to sample and analyse for asbestos (or the absence thereof) until a later time (e.g. prior to demolition or major refurbishment). The duty holder bears the potential additional costs of management for some non- asbestos containing materials. All areas should be accessed and inspected as far as reasonably practicable (e.g. above false ceilings and inside risers, service ducts, lift shafts, etc) or must be presumed to contain asbestos. Any material, which can reasonably be expected to contain asbestos, must be presumed to contain asbestos, and where it appears highly likely to contain asbestos, there should be a strong presumption that it does. All materials, which are presumed to contain asbestos, must be assessed.

Management Survey (Sampling survey)

The purpose and procedures used in this survey are the same as for a presumptive management survey, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACMs found are collected and analysed to confirm or refute the surveyor's judgement. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise, after the presumptive survey is complete.

Pre-demolition / major refurbishment survey

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than note areas of damage or where additional asbestos debris may be expected to be present.

Sampling Procedure

Sampling activity is undertaken in such a manner that the following objectives are achieved.

A representative sample of the material is obtained. For example, when sampling thermal insulation, it is important that a complete full depth core sample is taken, rather than just surface samples are obtained.

Sampling is undertaken is such a way that cross-contamination is prevented and erroneous results are not produced. Sampling is undertaken in a manner that does not place surveyors or third party at risk. Careless sampling will give rise to unnecessary release of asbestos.

All our surveyors when sampling use the following Personal Protective Equipment (PPE):

Overalls - Disposable white overalls Type 5&6
RPE - P3 Ori Nasal type mask
Fibre release Prevention Methods.
Shadow Vac method using a Type 'H' (BS5415) Vacuum cleaner
Hand pressurised sprayer.
Restricted access signage for use when sampling to warn occupants.

Limitations

It is not always possible to carry out exhaustive sampling of each and every structural element present on site due to building occupancy at the time of the survey. In order to produce a definitive survey of asbestos materials, a representative selection of samples is obtained.

Where elements pose an electrical hazard, for example fuse boxes in electrical cupboards; the surveyor will not attempt to access the element due to health and safety issues.
The exception will be if the electrical supply has been isolated, or can be isolated without creating a nuisance or hazard to the occupants of the building.

The surveyor will not attempt to access heating or electrical equipment, such as boilers or extractor fans units unless assisted by a suitable engineer. In addition, surveyors will not attempt to access Lift Shafts without the assistance of a qualified Lift Engineer.

Areas not accessed at the time of the survey have been summarised in 'Excluded Areas'. These areas have been classified as 'No Access' due to the area totally enclosed within the structure or access denied for security.

Where products or materials, which have not been sampled but has been presumed by the surveyor to contain asbestos, the surveyor will add the asbestos type according to material believed to be used (Always the higher asbestos fibre type). This will apply to items such as Boilers, Electrical units, Ventilation equipment and Fuse boxes etc, where no access within is available.

Note: This may vary from asbestos type when sampled.

Quantities of ACM's given in this report are approximate only and therefore should only be used as a guide for the pricing of future works.

Presumption or Identification of ACMs

An experienced, well-trained surveyor, familiar with the range of asbestos products, can usually by inspection alone, say that the material can be 'Presumed' to contain asbestos. The surveyor will make a presumption of the material based on the following:

Certain items can be identified by their nature assumed to have asbestos in the material content, for example;

Gaskets
Sealants associated with heating systems
Fuses, Flash Guards etc. associated with electrical distribution panels.
Bitumen Products
Window Sealant
Fire Doors
Bonded plastics (Toilets, cisterns and electrical items)

Where asbestos has been presumed to be present in materials / items in this report, it has been based on the guidance of HSG 264.

Legislative References

A. Health and Safety at Work etc Act 1974 (HSW)

B. Control of Asbestos at Work Regulations 2012 (CAWR)

C. Management of Health and Safety at Work Regulations 1999

D. Construction Design and Management Regulations 2015 (CDM)

E. HSG 264 Management Asbestos Surveys (2010)

F. Methods for the Determination of Hazardous Substances 77 (Asbestos in bulk materials: Sampling and identification by polarised light microscopy) (MDHS77)

G. Work with asbestos insulation, asbestos coatings and asbestos insulating board. (ACOP L28).

H. Work with asbestos, which does not normally require a licence. (ACOP L27).

I. The management of asbestos in non-domestic premises. (ACOP L127)

TECHNIQUES

Suspect Materials

Where suspect materials were thought to contain asbestos, the surveyor took sample as necessary. Where one type of material appeared to be extensive, only one representative sample was taken. Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was presumed that similar products were of the same material.

Sampling and Analysis

Sampling suspect materials is normally regarded as being representative of the entire element under inspection e.g. floor tiles. However, sampling Pipe Lagging cannot be assumed to be representative as the Pipe Lagging is extensive and sampling cannot be exhaustive enough to detect Residual Lagging. Without removing the entire network of Pipe Lagging (revealing any Residual Lagging), it must be strongly presumed that asbestos containing materials are present.

Asbestos Bulk Sample Analysis is conducted by using Polarised Light Microscopy (PLM) and Dispersion Staining Techniques. All analysis of asbestos samples taken during the survey will be examined by a United Kingdom Accreditation Service (UKAS) accredited laboratory using the current Methods for the Determination of Hazardous Substances 77 (MDHS77) and Health and Safety Guidance 248 (HSG 248).

The Bulk Samples are analysed by an approved independent laboratory. We cannot be held responsible for the accuracy of the laboratory analysis or the interpretation of the results show within this report. Fibre content levels are visually assessed but fall outside the scope of the UKAS accreditation. The laboratory will retain all samples for a minimum of 6 months, any clarification of the results must be highlighted within this timescale.

Maintenance Activity

The first and most important factor, which must be taken into consideration, is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

Occupant Activity

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

Likelihood of Disturbance

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However, if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

Human Exposure Potential

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

Restrictions

Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

Assumptions

All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

Notes

General Information

Asbestos is the term used for the fibrous form of a number of naturally occurring silicates minerals, which have been exploited commercially for their useful properties of incombustible, tensile strength, flexibility, low thermal conductivity and resistance to chemical attack.

The three common types of asbestos are:

Crocidolite - Blue
Amosite - Brown
Chrysotile - White

Other forms are found, but are less common in use, i.e. e. Anthophylite, Tremolite and Actinolite.

Broad classifications of these materials are:

Loose Insulation
Sprayed Coatings
Thermal insulation
Asbestos Boards
Paper, felt and Cardboard
Textiles
Friction Products
Cement Products
Other Encapsulated Materials

Asbestos Products

Loose Insulation

Safes have been presumed to contain asbestos (between the safe casing walls). This material is known as loose fill insulation. This is usually found to be pure asbestos, consisting of Crocidolite (blue) and Chrysotile (white). Loose asbestos may readily become airborne if disturbed from within the safe casing. If dry, this material will give rise to high exposures.

Fortunately, the safe casing is an extremely durable material, which, is unlikely to become damage during normal usage. In the event of damage to the safe - please ensure all staff report the exposure immediately. We recommend the safe remain in-situ and disturbance is avoided (drilling, sawing etc).

Sprayed Coating

Used as a thermal and anti condensation insulation on undersides of roofs and sometimes the sides of industrial buildings and warehouses. Also used as acoustic insulation in theatres, halls etc, and fire protection on steel and reinforced concrete beams/ columns. This material normally contains 55 - 85% asbestos; outer surface hardens only, high potential for fibre release if unsealed, particularly if knocked or surface abraded.

Thermal Insulation

Thermal Insulation can be applied to pipes, boilers, pressure vessels and calorifiers. A variety of product types are used for thermal insulation e.g. hand-applied lagging, pipe lagging, boiler lagging, slabs, blocks, tape, rope, paper, quilts, felt and blankets. All types of asbestos were used for thermal insulation and the content can vary from 6 - 85%.
Sampling Pipe Lagging cannot be assumed to be representative. The Pipe Lagging is extensive and sampling cannot be exhaustive enough to detect Residual Lagging. Without removing the entire network of Pipe Lagging (revealing any residual Lagging), it must be strongly presumed that asbestos-containing material is present.

Asbestos Boards

Asbestos Insulation Board (AIB) are typically used for fire protection, thermal and acoustic insulation, resistance to moisture movement and general building board. These boards usually contain 15 - 25% Amosite (Brown Asbestos). Some boards contain up to 40% asbestos. This material can readily be broken giving significant fibre release. If the board is damaged, mild disturbance may release fibres e.g. strong air current. If this material is likely to be contacted and disturbed regularly (e.g. contacted during storage and moving equipment) a long-term solution needs to be considered. This may involve over cladding the Insulating Board with timber to prevent damage or, removal of the board if it becomes damaged. We strongly advice these materials to be monitored regularly and any deterioration reported immediately. In a good-coated condition with minimal disturbance, these materials are considered to be lower risk.
Please contact an Asbestos Expert for further advice; this product is a licensable material.

Storage Heaters

Storage and Electricaire Heaters are common in many properties. Dimplex is one of many heater brands associated with containing an asbestos material. Asbestos is incorporated in the base insulation slabs. These can contain up to 40% asbestos.
No action is necessary unless the heater is damaged or requires removal. Please be aware of the asbestos material and consult an Asbestos Specialist prior to removal. Fully controlled conditions apply to the removal of this item.

Fire Doors

Fire doors have been presumed to contain an asbestos sandwich within the timber panels. This material is known as Asbestos Insulating Board (AIB). These boards contain a high content of asbestos fibres, used for heat and sound protection. An intrusive inspection within the door panel is beyond the scope of a Asbestos Management Survey and can lead to potential contamination. We advise contacting an Asbestos Specialist prior to removal or refurbishment.

Ceiling Tiles

Ceiling tiles can contain a significant content of Amosite and Chrysotile (Brown and White Asbestos). Avoid any disturbance to these tiles and inform maintenance worker of their content. If you require the tiles to be removed or disturbed, contact an asbestos expert to sample the suspect material, prior to works.

Paper, felt and cardboard

Some older Fibreboard can contain asbestos or, are fitted with an asbestos paper liner. Asbestos paper can contain 100% Chrysotile (White). Paper materials, if not encapsulated or bonded can easily be damaged and release fibres when subject to abrasion or wear.

Prior to major refurbishment works the ceiling panels must be sampled to determine the fibre content. We recommend the ceiling panels remain in-situ with no disturbance.

Textiles

Ropes and Cloth

Ropes, cloth and yarns are used as pipe insulation, packing, heat resistant sealants (boilers, ovens and flues) and fire resistant materials (blankets, mattresses, gloves, curtains and aprons). Chrysotile and Crocidolite were widely used due to strength and flexibility. The asbestos content of these materials is near 100%.

Flash Guards

Electrical boxes are presumed to contain asbestos fuse flash guards (Cloth). Access to boxes may be restricted due to being live at the time of inspection. Recommend care when entering electrical boxes as these textiles can contain 100% Chrysotile asbestos.

Gaskets

Gasket and washers are strongly presumed to contain asbestos. Gaskets are used in hot water boilers, industrial power and chemical plants. They contain up to 90% asbestos, used for acid resistance and chlor-alkali.

We recommend that any maintenance work on gaskets and sealants are to be restricted to authorised personnel only.

Friction Products

Commonly used in brakes and clutches of machinery. Resins were reinforced with woven Chrysotile cloth usually contain 20 – 50% asbestos. Minor emissions when braking, most asbestos degrades with frictional heat. Recommend care when entering these machines, as the asbestos will be contained within the dust.

Cement Products

Profiled Sheets and Semi-Compressed Flat Sheets are used for roofing, wall cladding and shuttering. These typically contain 10-15% asbestos. Chrysotile (White Asbestos) is commonly found in these products, sometimes with traces of Amosite and Crocidolite (Brown and Blue Asbestos). Pre-formed mounded products such as Flue pipes, Rainwater goods, fascias and soffits contain 10 - 15 % asbestos. This type of material can have blue, brown and white asbestos depending on the year of manufacture up to November 1999. Asbestos is released when the matrix is exposed by external and acid conditions.

Asbestos fibres are tightly held with the structure of the cement matrix and are classified as low risk asbestos products. They are likely to release increasing levels of fibres if broken, abraded, sawn or worked on with power tools. Any disturbance or abrasive action must be kept minimal unless under fully controlled conditions, where Personal Protective Equipment (PPE) is used.

Note: Please seek Health and Safety advice before starting structural alterations. Refer to HSE (Health and Safety Executive) Guidance: Working with asbestos Cement (HSG189/2).

Other encapsulated materials

Textured Coating

Textured / decorative coatings are used on ceilings and sometimes walls, this type of coating can contain between 3-5% Chrysotile (White) asbestos. Chrysotile was added to these products up to approximatley 1984 but non-asbestos versions were available from mid - 1970's. Generally fibres are well contained in the matrix but may be released when the coating is sanded down, scraped off or suffer damage (e.g. water damage). Asbestos fibres are unevenly distributed within textured coatings; therefore one sample is not representative of the entire ceiling, recommend a minimum of two samples taken of the coating per room.

Roofing Felts

Roofing felts usually contain 8% Chrysotile (White Asbestos), used until 1992. The felt/ bitumen is used as a damp-proof course (dpc). Fibre release is unlikely under normal use (low disturbance). Fibres are tightly bonded within the bitumen structure of the felt. The felt is generally in good condition. We advise the material remains in-situ.

Mastic Pads

Many Stainless Steel Sink Pans have an adhesive pad on their underside. These pad are an acoustic / anti-drumming pad. The composite pad is similar to a bitumen pad. Asbestos fibres are held tightly within the material and fibre release is unlikely during normal use. Fortunately, the location of many anti-drumming pads means they are at low risk from potential damage or disturbance. Asbestos containing acoustic pad were used until 1992.

Window Sealants

Window seals / putty sealants have been presumed to contain asbestos. Generally, they contain between 1 - 10% Chrysotile (White Asbestos). Some amphiboles were used to give acid resistance. Fibre release is unlikely, except during breakage when minor emissions are likely.

Vinyl Floor Tiles

Vinyl / Thermoplastic Floor Covering and Tiles are common in many work place environments like, Industrial Units, Domestic Premises, Schools and Hospitals. The tiles are often hardwearing and suitable for frequent cleaning. These tiles can contain up to 25% asbestos, but normally 7% Chrysotile (White Asbestos). Fibre release is unlikely to be a hazard under normal service conditions. Fibres may be released when the flooring is cut, or damaged. This fibre release can be significant if the flooring has an asbestos paper backing (normally associated with PVC floors).

Reinforced Plastics

Reinforced Plastics and Resin Bonded products are used for Toilet Cisterns, Light Switches and casing, seats, banisters, lab bench tops. Generally, these products contain between 1 - 10% Chrysotile (White Asbestos), some cisterns were reinforced with amphiboles e.g. Amosite (Brown Asbestos) to improve acid resistance. Fibre release is unlikely during normal usage but minor fibre emissions are likely during cutting. We recommend leaving this product in-situ and the condition to be monitored. Any damage should be reported immediately

Bulk Sample Analysis

Scientific Services Ltd.
The Fuel Depot, Scorrier, Redruth
Cornwall TR16 5UT
TEL: 01209 311350
E mail: enquiries@scientificservices.org Web: www.scientificservices.org

TEST REPORT NUMBER: J161830	Issue No: 1

Report Date: 8 Mar 2022

Appleciff Ltd
Suite 3, unit A1, 13 Barn Close, Langage Business Park,
Plymouth
PL7 5HQ

Date samples received by Lab:-	03/03/2022

Location:-	Sampford Courtenay Villiage Hall, Okehampton, Devon, EX20 2SY
Date Sampled:-	23/02/2022
Date Tested:-	08/03/2022

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type (s) Present	Sample Notes
BS217968	PD230222/01	Insulating Board	Panel to stepped verge, External	No Asbestos Detected	N/A

Additional Comments:
N/A

Analysed By:
Melanie Lewis

Approved By:
Victoria Denny

Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked $ in this report have been subcontracted to a UKAS accredited laboratory.

SOP No. D3TA1 based on HSG248 Appendix 2. This report relates only to the samples tested. Opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

Summary by Incidence

Key: ***Blue Text : No further action required*** ***Red Text : Asbestos & Presumed Asbestos locations***

Plan Ref	Floor	Room	Location	Material	Quantity	Photo No.	Sampled	Condition	Risk	Comments
L01	Loft	Main Area	General View	No Asbestos Visually Detected (N.A.V.D.)						No Action Required. No roof lining, plaster from original roof fillets, man made mineral fibre insulation on timber ceilings below.
GF01	Ground	Female Toilet	General View	N.A.V.D.						No Action Required. Plasterboard ceiling, solid walls and concrete floor
GF02	Ground	Side entrance	General View	N.A.V.D.						No Action Required. Timber ceiling, solid walls and concrete floor
GF03	Ground	Main Hall	Fire place & associated chimney	No Access Within	Unknown	01	Presumed	Good	Very Low	Refer to recommendations. Timber ceiling, solid walls
GF03	Ground	Main Hall	Wall cladding internally	No Access Within	Unknown	02	Presumed	Good	Very Low	Refer to recommendations.
GF04	Ground	Entrance Hall	General View	N.A.V.D.						No Action Required. Timber ceiling, solid walls and concrete floor
GF05	Ground	Male Toilet	Toilet Seat	Bakelite	X1	03	Presumed	Good	Very Low	Monitor. Refer to recommendations Plasterboard ceiling, soild walls, concrete floor
-	External	Roof	Replacement tiles	Asbestos Cement	X5 visible	04	Strongly Presumed	Good	Low	Remove. Non Licensable.
-	External	Roof	Barge board lining panel to toilet roof	Board		05	PD230222/01			No Asbestos Detected In Sample (N.A.D.I.S.). No action required

Photo 01

Photo 02

Photo 03

Photo 04

Photo 05

FLOOR PLAN

Not provided by the client

RECOMMENDATIONS

The Management Plan

This survey will assess the material under inspection and provide valuable information for the risk assessment, as to the location, material and the condition. The Employer or the Duty Holder under CAR 2012 is required to make the risk assessment, using information given in this survey. The risk assessment will form the basis of the Management Plan, which details and records the actions to be undertaken, to manage and reduce the risks from asbestos.

Safety Briefing

Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

Findings

A detailed description of asbestos containing materials is defined in Section 4 - Notes. The following items listed below will need to be included into the Management Plan:

- Due to the scope of works identified by the client which was to the roof only, all items which have been presumed in this report as beiing outside of the scope of works, could not be inspected internally such as the fire places & associated chimneys and the wall cladding internally to the main hall which are areas that have previously been found to contain asbestos. It is strongly recommended that prior to commencing works on the areas mentioned a competent person should inspect the areas internally and if suspect materials are identified, then the surveyor should be called to return to site and if needs be sample the material.
- There are visible asbestos cement replacement roof tiles on the roof and are easily identifiable as they attract clumps of moss, as the protective layer of the tile wears away, exposing the asbestos fibres which allows the moss to cling on to them. Asbestos cement is classed as low grade, low risk and non licensable, which means a licensed contractor is not required to remove the material, however they should have the relevant certification and the associated insurances.
- Bakelite has been presumed in this report to the toilet seat in the male toilet. The material is visibly in good condition, so it has been recommended that it remains insitu and is monitored, as it is outside of the scope of works. The material is classed as very low grade, very low risk and non licensable.

EXCLUDED AREAS

- All areas except those mentioned in this report.

CAVEAT

This report is based upon an inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to visibly identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It is clear that previous refurbishment works have been undertaken on site and there is an increased likelihood of ACM's being hidden.

Applecliff Ltd. can not be held accountable for any additional materials which may be indentified other than those mentioned in this report, as every effort was made to identify the presence of all ACM's on site under the conditions given to the surveyor at the time of the inspection and due to the nature of the property, there is a high chance that ACM's could be hidden.

All services to the property were live at the time of the inspection and it was in use.

All measurements are approximates