



Surveying Ltd

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ASBESTOS SURVEY REPORT

SURVEY REPORT NO: CAS/RD/RL/00294

**System Town Sports Pavilion
Necton Street
System
Leicestershire
LE7 1HF**



CLIENT: CP Associates

DATE: 09/02/2016

SURVEYED BY: A. Bennett

AUTHORISED BY: R.Hubbard

SIGNED:

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1.0 Executive Summary Table

Client:	CP Associates		
Site address:	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire, LE7 1HF		
BDA Surveying unique report No:	CAS/RD/RL/00294	Survey Type:	Refurbishment & Demolition Survey
Survey Date:	09/02/2016	Surveyor:	A. Bennett

Bulk Analysis Laboratory:	BDA Surveying Ltd		
Number of bulk samples analysed:	8	Analysis date:	10/02/2016
Analyst:	B. Norton		

Report Approved By:	R.Hubbard
Signature:	

Number of areas inspected:	23
Number of asbestos occurrences identified:	15
Number of High Action Priorities identified:	15
Number of Medium Action Priorities identified:	0
Number of Low Action Priorities identified:	0
Number of inaccessible areas:	1

2.0 INTRODUCTION.

An initial enquiry was received from Mr Rod Page on behalf of CP Associates for the provision of a Refurbishment & Demolition Asbestos Survey to determine the presence of asbestos containing materials in Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire, LE7 1HF

A proposal was put forward to carry out a survey, that was accepted, and a Refurbishment & Demolition Asbestos Survey of all accessible areas was undertaken on the 9th February 2016.

Further to the completion of the survey all the information gathered has been incorporated into this report to detail all asbestos containing materials located during the asbestos survey.

3.0 SITE DETAILS.

The pavilion is brick built with plaster ceilings, the walls are plaster & brick with ceramic tiles in the shower room & kitchen. The floors are concrete, quarry tiles & thermoplastic tiles The pipe work is mainly exposed & unlagged and insulated with foam in the boiler room & service ducts.

4.0 SURVEY PURPOSE AND OBJECTIVES.

The survey was carried out to identify as far as reasonably practicable the presence of asbestos containing materials present and their condition. This information can then be available to the client to help ensure that any asbestos occurrences can be managed safely.

5.0 SURVEY METHOD AND TYPE.

A Refurbishment and Demolition Survey was carried out prior to Refurbishment in the areas specified by the client to include Corridors, Changing rooms, Kitchen, Lobby, Shower room, Meeting room, Boiler room, Club room & Toilets.

Methods used are as described within HSG 264 and therefore material assessment may not be required within the report. However assessments have been included but all occurrences have been given a High action priority as it is presumed that they will be disturbed during the proposed refurbishment works.

6.0 SAMPLING STRATEGY.

The sampling method used varied depending on the type of material. All asbestos containing materials or materials suspected of containing asbestos were treated with caution and dust suppression techniques used. Samples were removed carefully and double wrapped in polythene sample bags. Each sample was then individually labelled with a unique identification number, the date taken, the location and the condition of the material.

A total of 8 bulk samples were collected and analysed in house by BDA Surveying Limited (UKAS accredited Laboratory Reference 2791) The sample analysis procedure is described in our Documented In-house Method 2.

All samples were examined to detect the presence of asbestos fibres. Fibres in the samples were identified using a stereo microscope, polarised light and dispersion staining technique as described in the Testing Laboratory Document "Identification of Bulk Materials" which incorporates the method set out in HSG 248.

During the survey there may have been occasions where samples were not taken. These are listed below:

- Unsafe access.
- Identical materials had already been sampled.

In the case of unsafe access an assumption shall be made to the presence of asbestos containing materials. Where generically similar materials had already been sampled, a reference will be made to the sample number and the type of asbestos present

7.0 AREAS EXCLUDED.

All safely accessible areas within the premises were surveyed. Areas considered not accessible due to the continued use of the building and potential damage further investigation will have caused are listed in section 13 Inaccessible areas.

8.0 UKAS ACCREDITATION

BDA Surveying holds a UKAS accreditation (UKAS Inspection Body No. 365) as a Type C inspection body for undertaking Surveys only.

The Action Priority that is shown on the Asbestos register and Survey Report Sheets is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.

9.0 DISCLAIMER

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons :-

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- This survey will detail all areas accessed and all samples taken; where an area is not covered by this survey it will be due to no access for one reason or another, e.g. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.

- Reasonable access to inspect buildings/areas covered within the survey is the responsibility of the client. Comment will not be made on the presence of asbestos containing materials in areas where reasonable access cannot be gained.
- We will not access any rooms, voids areas etc. if the removal or disturbance of asbestos containing materials is required.
- BDA Surveying Ltd. Cannot be held responsible for any damaged caused as part of the survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.
- The report is issued in confidence to the client and BDA Surveying Ltd cannot accept responsibility to any third parties whom this report may be circulated to in part or in full and any such parties rely on the contents of the report solely at their own risk.

REFURBISHMENT & DEMOLITION SURVEY NOTES

Every effort is made during a refurbishment & demolition survey to identify all asbestos materials present within the building (as described in HSE Guidance note HSG 264. However refurbishment & demolition surveys undertaken within buildings that are still in use may be restricted by the level of investigation that can be carried out due to the amount of damage and subsequent disruption this may cause within the building. Areas that will require further investigation prior to the proposed refurbishment works commencing are listed in Section 12 Inaccessible areas.

10.0 TERMINOLOGY

Site	The site is identified by name.
Location	Room / Area where asbestos containing materials are located.
Component	A description of the building component inspected e.g. ceiling, wall panel or floor covering.
BDA Reference	Each area inspected is given a unique reference number e.g. Warehouse 01. Any building component inspected within this area is then awarded a further number. For example ceiling boards within the warehouse would be given a reference of 01/01. This unique reference is shown on the site plan.
Sample = ID	This is a specific number assigned to the Sample by the UKAS accredited testing Laboratory.
Product Type Surface Treatment Asbestos Type	See material algorithm.
Analysis Result	Result of analysis carried out by UKAS accredited testing Laboratory i.e. Crocidolite = Blue Asbestos Amosite = Brown Asbestos Chrysotile = White Asbestos
Score	This is the numerical assessment score which is the result of adding scores in previous columns.
Access	Numerical value giving a subject assessment by the Surveyor of the ease of access to the material.
Materials / Assessment	Multiplication of score and access reduced to a ranking of high, medium and low.
Discussion	Information regarding the asbestos content, condition and location of the asbestos containing material identified are included in this section. The discussion will also include advice on the future management and removal of asbestos materials present within the building.
Report No. Surveyor Date	The unique report number, date of the survey and the name of the Surveyor are shown on the title page and at the foot of all following pages of the report.

11.0 MATERIAL ASSESSMENT ALGORITHM DEFINITIONS

The four main parameters for determining fibre release are	Each parameter is scored as:	Numerical value awarded
Product Type	HIGH	= 3
Damage	MEDIUM	= 2
Surface treatment	LOW	= 1
Asbestos Type	NEGLIGIBLE	= 0

PRODUCT TYPE		
3 = HIGH	2 = MEDIUM	1 = LOW
Lagging (pipes & boilers) Spray Coats Loose Asbestos Mattresses or Packing	Asbestos Insulating Board Mill Board Low Density Boards Loose Textiles, Soft Gaskets or Ropes Soft Papers and Felts	asbestos Cement Composites, Plastics, Resins, Mastics, Felts, Vinyl's, Floor Tiles, Paints, Decorative finishes (Artex)

EXTENT OF DAMAGE / DETERIORATION		
3 = HIGH	2 = MEDIUM	1 = LOW
Extensive damage Delamination of spray coats Delamination of thermal insulation Visible debris	Less extensive damage Significant breakage of material Several smaller areas revealing loose fibre board	Minimal damage A few scratches or surface marks Some broken edges on tiles, boards etc.

SURFACE TREATMENT			
3 = HIGH	2 = MEDIUM	1 = LOW	0 = NEGLIGIBLE
Unsealed lagging Unsealed sprays	Unsealed AIB Encapsulated lagging Encapsulated sprays	Enclosed lagging Enclosed sprays AIB with exposed face painted or encapsulated Cement sheets	Composites Reinforced plastics Resins Vinyl tiles

ASBESTOS TYPE		
3 = HIGH	2 = MEDIUM	1 = LOW
Crocidolite	Amphiboles excluding Crocidolite	Chrysotile

ACCESS	
1	Asbestos material not readily accessible e.g. Roof space, duct
2	Asbestos material more likely to be accessed but not in areas of high usage e.g. Cleaners cupboards, Fuel stores,
3	Asbestos material in area of high usage with likelihood of disturbance high e.g. Classrooms, Offices, Corridors, Toilets

ACTION PRIORITY		
Multiply the result of the material assessment algorithm by the access number to attain action priority figure The Action Priority is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd		
Low	14 and Lower	
Medium	15 to 20	
High	Above 20	
LOW	MEDIUM	HIGH
Presents a low asbestos risk during normal use of the building, may require consideration during refurbishment or repair work	Does not present immediate risk but remedial works required i.e. encapsulation or labelling that should be included in asbestos management plan and instigated within reasonable timescale	Significant asbestos risk Immediate action required i.e. prohibit access to affected area.
NOTE: Reassessment of asbestos containing materials identified may be required following changes in the materials condition or in the use of the areas they are located in.		

12.0 ASBESTOS REGISTER

Area Ref No.	Location	Building Component	Asbestos Type	Action Priority	Page No.
01/5	Loft	Cement packers on top of brick inbetween brickwork & joists	Chrysotile	High	17
01/6	Loft	Cement debris	Chrysotile	High	18
03/5	Toilet	Cistern	Amosite	High	19
10/3	Changing room	Beige floor tiles & adhesive	Chrysotile	High	20
13/5	Toilet	Cistern	Amosite	High	19
16/3	Meeting room	Beige floor tiles & adhesive	Chrysotile	High	20
16/5	Meeting room	Dark beige floor tiles & adhesive	Chrysotile	High	21
18/3	Kitchen	Beige floor tiles & adhesive	Chrysotile	High	20
18/5	Kitchen	Dark beige floor tiles & adhesive	Chrysotile	High	21
18/6	Kitchen	Pad to sink	Chrysotile	High	22
19/3	Club room	Beige floor tiles & adhesive	Chrysotile	High	20
19/5	Club room	Dark beige floor tiles & adhesive	Chrysotile	High	21
20/5	Boiler room	Boiler – May contain concealed asbestos rope & gaskets	Presumed Chrysotile	High	23
20/6	Boiler room	Electrical switchgear – May contain concealed asbestos flashguards	Presumed Chrysotile	High	24
22/3	External	Undercloaking	Chrysotile	High	25

It should be noted that all asbestos occurrences have been given a High action priority as it is assumed they will be disturbed during the proposed alteration works.

13.0 INACCESSIBLE AREAS

Area/Ref. No	Location	Building Element That Could Not Be Accessed For Inspection
21	Store	No access to inspect – No key

14.0 SURVEY FINDINGS

Note: - Only areas indicated below were inspected during this Refurbishment & Demolition Survey. No Comment can be made about the presence of asbestos containing materials in any other areas.

Ref: 01 – Loft

Ceiling: Wood & felt
Walls: Brick
Floor: Wood & plaster
Pipework: Exposed & unlagged & machine made mineral fibre foam insulation
Cement packers on top of brick & in between brickwork & joists **Sample no. BN/19164 – Chrysotile – page no. 17**
Cement debris **Small amount around loft hatch - Sample no. BN/19165 – Chrysotile – page no. 18**
Insulation: Machine made mineral fibre
Tank: Fibreglass
Tank: Metal
Flue: Metal

Ref: 02 – Corridor

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged
Panels to door: Wood

Ref: 03 – Toilet

Ceiling: Plaster
Walls: Plaster, brick & ceramic tiles
Floor: Concrete & quarry tiles
Pipework: Exposed & unlagged
Cistern: **Sample no. BN/19166 – Amosite – page no. 19**
Partition wall: Wood
High level cistern: Plastic

Ref: 04 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete & quarry tiles
Pipework: Exposed & unlagged
Partition: Plaster – No asbestos materials present

Ref: 05 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged
Partition: Plaster – No asbestos materials present

14.0 SURVEY FINDINGS

Ref: 06 – Shower room

Ceiling: Plaster
Walls: Plaster, brick & ceramic tiles
Floor: Concrete & quarry tiles
Pipework: Exposed & unlagged
Partition: Wood

Ref: 07 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged
Partition: Plaster – No asbestos materials present

Ref: 08 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete & quarry tiles
Pipework: Exposed & unlagged

Ref: 09 – Corridor

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged

Ref: 10 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete – Beige floor tiles & adhesive within low level boxing area only – Sample no. BN/19167 – Chrysotile – Page no. 20
Pipework: Exposed & unlagged
Hatch to ceiling: Wood
Low level boxing: Wood – No asbestos materials present
Column: Plaster/brick
Partition walls: Wood - No asbestos materials present
Bulkhead boxing: Plaster – No asbestos materials present – Exposed & unlagged RSJ

Ref: 11 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged
Column: Plaster/brick
Bulkhead boxing: Plaster – No asbestos materials present – Exposed & unlagged RSJ
Partition walls: Wood - No asbestos materials present

14.0 SURVEY FINDINGS

Ref: 12 – Corridor

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged
Panels to door: Wood

Ref: 13 – Toilet

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete & quarry tiles
Pipework: Exposed & unlagged
Cistern: **As Sample no. BN/19166 – Amosite – page no. 19**
Low level boxing: Wood – No asbestos materials present – Exposed & unlagged pipes
Cupboard: Wood – Electrical switchgear – Modern - No asbestos materials present
Gas meter: No asbestos materials present

Ref: 14 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged
Low level boxing: Wood – No asbestos materials present
Shower tray: Plastic – No asbestos materials present

Ref: 15 – Changing room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete
Pipework: Exposed & unlagged

Ref: 16 – Meeting

Ceiling: Plaster
Walls: Plaster & brick
Floor: **Beige floor tiles & adhesive – As Sample no. BN/19167 – Chrysotile – Page no.20**
Pipework: Exposed & unlagged
Dark Beige floor tiles & adhesive: **Sample no. BN/19168 – Chrysotile – Page no. 21**
Partitions: Plaster – No asbestos materials present

Ref: 17 – Lobby

Ceiling: Plaster
Walls: Brick
Floor: Concrete
Pipework: Not applicable

14.0 SURVEY FINDINGS

Ref: 18 – Kitchen

Ceiling: Plaster
Walls: Plaster, brick & ceramic tiles
Floor: Concrete - Beige floor tiles & adhesive – As Sample no. BN/19167 – Chrysotile – Page no. 20
Pipework: Exposed & unlagged
Dark Beige floor tiles & adhesive As Sample no. BN/19168 – Chrysotile – Page no. 21
Pad to sink: Sample no. BN/19169 – Chrysotile – Page no. 22

Ref: 19 – Club room

Ceiling: Plaster
Walls: Plaster & brick
Floor: Concrete - Beige floor tiles & adhesive – As Sample no. BN/19167 – Chrysotile – Page no. 20
Pipework: Exposed & unlagged
Dark Beige floor tiles & adhesive As Sample no. BN/19168 – Chrysotile – Page no. 21
Partitions: Wood – No asbestos materials present
High level bulkhead boxing: Plaster – No asbestos materials present – Exposed & unlagged RSJ

Ref: 20 – Boiler room

Ceiling: Plaster
Walls: Brick
Floor: Concrete
Pipework: Exposed & unlagged & foam insulation
Boiler: May contain concealed asbestos rope & gaskets – Presumed Chrysotile – Page no. 23
Electrical switchgear: May contain concealed asbestos flashguards – Presumed Crocidolite – Page no. 24
Flue: Metal
Cylinder: Metal & machine made mineral fibre foam insulation
Service duct entrance: No asbestos materials present where accessed

Ref: 21 – Store

Ceiling: No access to inspect – No key
Walls: No access to inspect – No key
Floor: No access to inspect – No key
Pipework: No access to inspect – No key

Ref: 22 – External

Soffits: Wood
Walls: Brick
Undercloaking: Asbestos cement – Sample no. BN/19170 – Chrysotile – page no. 25
Pipework: Exposed & unlagged
Roof tiles: Stone
Side porch: X 2 – Plaster
Roof to store: Felt
Roof felt to rear changing room: Sample no. BN/19171 – non detected
Rainwater goods: Plastic

14.0 SURVEY FINDINGS

Ref: 23 – Service ducts

Ceiling: Concrete – where accessed
Walls: Brick
Floor: Concrete
Pipework: Machine made mineral fibre & foam insulation
Note: Service ducts inspected from x 1 hatch only

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Loft		
Component	Cement packers		
BDA Reference	01/5		
Sample No.	BN/19164	Analysis	Chrysotile

Photo Ref: 001



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
All	1	0	0	1	2	1	2	High

Discussion

Asbestos cement packers that contain Chrysotile (white asbestos) are present on top of brick and in between brickwork and joists within the loft.

The packers are good condition they are unlikely to be disturbed as they are not easily accessible so may be left in situ.

Asbestos cement packers are unlikely to give rise to airborne fibre release as the Chrysotile fibres are bound into a hard cement matrix, however subjecting the packers to mechanical damage i.e. drilling, sanding or breaking is liable to give rise to significant airborne fibre release and should be avoided.

If future repair/maintenance works will lead to the disturbance of the packers the Control of Asbestos Regs 2012 do not require the use of a licensed asbestos removal contractor for the removal of asbestos cement products of this type, however the packers should be removed in a controlled manner and disposed of as asbestos waste.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Loft		
Component	Cement debris		
BDA Reference	01/6		
Sample No.	BN/19165	Analysis	Chrysotile

Photo Ref: 002



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
All	1	3	3	1	8	1	8	High

Discussion

Asbestos cement debris is present within the loft. The debris contains Chrysotile (White asbestos).

The debris is in very poor condition although it is unlikely to give rise to airborne fibre release as the Chrysotile fibres are bound into a hard cement matrix. However as the debris contains asbestos it would be prudent to remove.

The Control of Asbestos Regs 2012 do not require the use of a licensed asbestos removal contractor for the removal of asbestos cement products of this type. However they should be removed in a controlled manner and disposed of as asbestos waste.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Toilets		
Component	Cisterns		
BDA Reference	03/5 & 13/5		
Sample No.	BN/19166	Analysis	Amosite

Photo Ref: 003



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
2 Off	1	0	0	2	3	3	9	High

Discussion

The toilet cisterns in the W.C. referenced above contains Amosite (Brown asbestos).

Due to the hard nature of the reinforced resin matrix the Amosite fibres are bound into, airborne fibre release is unlikely so they may be left in situ. However subjecting the cistern to mechanical damage i.e. drilling, sanding or breaking may give rise to an airborne fibre release and should be avoided.

If future repair/refurbishment works will lead to the disturbance of the cistern the Control of Asbestos Regs 2012 do not require the use of a licensed asbestos removal contractor for the removal of materials of this type, however it should be removed under controlled conditions and disposed of as asbestos waste.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Changing room, Meeting room, Kitchen & Club room		
Component	Beige floor tiles & adhesive		
BDA Reference	10/3, 16/3, 18/3 & 19/3		
Sample No.	BN/19167	Analysis	Chrysotile

Photo Ref: 004



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
8M ²	1	0	0	1	2	3	6	High

Discussion

The beige floor tiles in the locations listed above contain Chrysotile (white asbestos). It should be noted that in the changing room – ref. 10/3 the tiles & adhesive are only present within the low level boxing area.

The tiles are unlikely to give rise to significant airborne fibre release due to the hard resin matrix the asbestos fibres are bound into so may be left in situ, however drilling or abrading of the tiles i.e. sanding with power tools etc, may lead to an airborne fibre release and should be avoided.

The adhesive used to fix the tiles to the floor also contains Chrysotile (white asbestos) it is also unlikely to give rise to significant airborne fibre release as the fibres are bound into a bituminous matrix. Sanding or grinding of exposed adhesive should be avoided as this may lead to airborne fibre release.

If future repair/refurbishment works will lead to the disturbance/removal of the floor tiles and adhesive the Control of Asbestos Regs 2012 not require the use of a licensed asbestos removal contractor for the removal of asbestos products of this type, but the works should be carried out in a controlled manner and any tiles removed should be disposed of as asbestos waste.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Meeting room, Kitchen & Club room		
Component	Dark Beige floor tiles & adhesive		
BDA Reference	16/5, 18/5 & 19/5		
Sample No.	BN/19168	Analysis	Chrysotile

Photo Ref: 004



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
74M ²	1	0	0	1	2	3	6	High

Discussion

The dark beige floor tiles in the locations listed above contain Chrysotile (white asbestos).

The tiles are unlikely to give rise to significant airborne fibre release due to the hard resin matrix the asbestos fibres are bound into so may be left in situ, however drilling or abrading of the tiles i.e. sanding with power tools etc, may lead to an airborne fibre release and should be avoided.

The adhesive used to fix the tiles to the floor also contains Chrysotile (white asbestos) it is also unlikely to give rise to significant airborne fibre release as the fibres are bound into a bituminous matrix. Sanding or grinding of exposed adhesive should be avoided as this may lead to airborne fibre release.

If future repair/refurbishment works will lead to the disturbance/removal of the floor tiles and adhesive the Control of Asbestos Regs 2012 not require the use of a licensed asbestos removal contractor for the removal of asbestos products of this type, but the works should be carried out in a controlled manner and any tiles removed should be disposed of as asbestos waste.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Kitchen		
Component	Pad to sink		
BDA Reference	18/6		
Sample No.	BN/19169	Analysis	Chrysotile

Photo Ref: 005



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
1 Off	1	0	0	1	2	3	6	High

Discussion

The black pad on the underside of the sink in the Kitchen contains Chrysotile (white asbestos).

The asbestos fibres are bound into a bitumous matrix and are unlikely to become airborne, so the pad may be left in situ.

Asbestos control measures will not be required during future refurbishment works if the pad is left in situ and disposed of with the sink.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Boiler room		
Component	Boiler – May contain concealed asbestos rope & gaskets		
BDA Reference	20/5		
Sample No.	N/A	Analysis	Presumed Chrysotile

Photo Ref: 006



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
1 Off	2	0	1	1	4	1	4	High

Discussion

Boilers of the type present in the kitchen may contain concealed asbestos rope seals and gaskets usually Chrysotile (white asbestos)

The rope or gaskets are unlikely to give rise to significant airborne fibre release unless they are disturbed during maintenance works and may be left in situ.

The Control of Asbestos Regs 2012 do not require the use of a licensed asbestos removal contractor for the removal of asbestos rope and gaskets of this type. However they should be removed in a controlled manner and disposed of as asbestos waste. A written method of work should be employed by those undertaking the removal works

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	Boiler room		
Component	Electrical switchgear – May contain concealed asbestos flashguards		
BDA Reference	20/6		
Sample No.	N/A	Analysis	Presumed Crocidolite

Photo Ref: 007



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
1 Off	2	0	1	1	4	1	4	High

Discussion

It should be presumed that Electrical switchgear of the type present in the kitchen contains Crocidolite (blue asbestos). A sample could not be collected for analysis at the time of the survey as the equipment was still live, but it is known that flash guards in equipment of this type can contain asbestos.

The Control Of Asbestos Regs 2012 do not require the use of a licensed asbestos removal contractor for the removal of asbestos products of this type, however they should be removed in a controlled manner and disposed of as asbestos waste.

15.0 SURVEY REPORT SHEET

Site	Syston Town Sports Pavilion, Necton Street, Syston, Leicestershire LE7 1HF		
Location	External		
Component	Cement Undercloaking		
BDA Reference	22/3		
Sample No.	N/A	Analysis	Chrysotile

Photo Ref: 007



Material Assessment Algorithm

Amount	Product Type	Damage	Surface Treatment	Asbestos Type	Score	Access	Total	Action Priority
35M	1	0	0	1	2	1	2	High

Discussion

Asbestos cement undercloaking to the pitched roof at the sides of the building contains Chrysotile (white asbestos). The undercloaking is in good condition and unlikely to be disturbed so may be left in situ.

Asbestos cement undercloaking is unlikely to give rise to airborne fibre release as the Chrysotile fibres are bound into a hard cement matrix, however subjecting the undercloaking to mechanical damage i.e. drilling, sanding or breaking is liable to give rise to significant airborne fibre release and should be avoided.

If future repair/maintenance works will lead to the disturbance of the undercloaking the Control of Asbestos Regs 2012 do not require the use of a licensed asbestos removal contractor for the removal of asbestos cement products of this type, however the undercloaking should be removed in a controlled manner and disposed of as asbestos waste.

Appendix A

Site Plans

Appendix B
Bulk Sample Analysis Test Report