



Management Asbestos Survey

Survey Reference Number: L-13549

Survey Date: 13 February 2020

Penlee House Gallery & Museum
Morrab Road
Penzance
Cornwall
TR18 4HE



Report Authorised by

Name:

Signed:

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Section 1.0: Executive Summary

An Asbestos Management Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* at Penlee House Gallery & Museum.

The Survey was carried out by Allium Environmental Ltd on behalf of Penzance Town Council on 13 February 2020.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

During the survey 6 samples were taken for analysis.

To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor their condition; the duty holder should inform anyone who is liable to disturb the ACMs about their location and condition.

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
17	Penlee House Gallery & Museum	External	Cement Roof Tiles - Roof	Repair & Monitor Condition	Low

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

Item No.	Building Name	Room No. & Name	Restriction
3	Penlee House Gallery & Museum	First Floor, 105 - Store	No access beneath laminated flooring due to damage limitations.
4	Penlee House Gallery & Museum	First Floor, 106 - Gallery	No access beneath laminated flooring due to damage limitations.
5	Penlee House Gallery & Museum	First Floor, 109 - Landing	No access within lift / lift shaft due to no lift engineer on site during survey.
6	Penlee House Gallery & Museum	First Floor, 109 - Landing	No access to ceiling above stairwell due to height restrictions.
7	Penlee House Gallery & Museum	Ground Floor, 001 - Gallery	No access beneath laminated flooring due to damage limitations.

Item No.	Building Name	Room No. & Name	Restriction
8	Penlee House Gallery & Museum	Ground Floor, 001 - Gallery	No access within void behind timber panels due to damage limitations
9	Penlee House Gallery & Museum	Ground Floor, 002 - Hall & Cupboards	No access beneath laminated flooring due to damage limitations.
11	Penlee House Gallery & Museum	Ground Floor, 004 - Gallery	No access beneath laminated flooring due to damage limitations.
12	Penlee House Gallery & Museum	Ground Floor, 005 - Hall & Cupboard	No access within lift / lift shaft due to no lift engineer on site during survey.
13	Penlee House Gallery & Museum	Ground Floor, 008 - Store	No access within floor ducts due to damage limitations.
14	Penlee House Gallery & Museum	Ground Floor, 014 - Fire Escape	No access beneath laminated flooring due to damage limitations.
18	Penlee House Gallery & Museum	External	No access to high level soffits due to height restrictions.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Anna Renton of Penzance Town Council to undertake an Asbestos Management Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: Penlee House Gallery & Museum.

The site consists of:

- Circa 1900's block and stone construction detached commercial building with pitched and flat roofs.

The survey was carried out on 13 February 2020 by Chris Rundle of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Penzance Town Council is to carry out a Management Survey to Penlee House Gallery & Museum.

- Areas included in the survey:
 - All areas within Penlee House Gallery & Museum were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - No areas of Penlee House Gallery & Museum were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials are sometimes concealed with the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. During management surveys it is standard procedure to look under fitted carpets and flexible floorings from representative lifting at edges, however asbestos containing floorings could possibly still be present under the fitted carpets/floorings even with this strategy. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

- Inaccessible areas encountered during the survey:
 - 3 - First Floor, 105 - Store, No access beneath laminated flooring due to damage limitations.
 - 4 - First Floor, 106 - Gallery, No access beneath laminated flooring due to damage limitations.
 - 5 - First Floor, 109 - Landing, No access within lift / lift shaft due to no lift engineer on site during survey.
 - 6 - First Floor, 109 - Landing, No access to ceiling above stairwell due to height restrictions.
 - 7 - Ground Floor, 001 - Gallery, No access beneath laminated flooring due to damage limitations.
 - 8 - Ground Floor, 001 - Gallery, No access within void behind timber panels due to damage limitations
 - 9 - Ground Floor, 002 - Hall & Cupboards, No access beneath laminated flooring due to damage limitations.
 - 11 - Ground Floor, 004 - Gallery, No access beneath laminated flooring due to damage limitations.
 - 12 - Ground Floor, 005 - Hall & Cupboard, No access within lift / lift shaft due to no lift engineer on site during survey.
 - 13 - Ground Floor, 008 - Store, No access within floor ducts due to damage limitations.
 - 14 - Ground Floor, 014 - Fire Escape, No access beneath laminated flooring due to damage limitations.
 - 18 - External, No access to high level soffits due to height restrictions.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - No access was gained behind bath panels or within boxing where damage may be caused.

Section 2.3: Details

Site Address:

- Penlee House Gallery & Museum, Morrab Road, Penzance, Cornwall, TR18 4HE

Client Name & Address:

- Penzance Town Council, Alverton Road, Penzance, TR18 2QP

Client Contact:

- Anna Renton

Survey Start Date:

- 13 February 2020

Survey Completion Date:

- 13 February 2020

Survey Conducted by:

- Chris Rundle

Assisted by:

- N/A

Report Produced:

- 21 February 2020

Section 2.4: Survey Type

The nature of the survey is an Asbestos Management Survey as detailed in HSE guidance publication: *HSG 264: Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Management survey as a standard survey. The purpose of a Management survey is to locate, as far as reasonable practicable the presence of suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. It may involve minor intrusive work and disturbance. The survey will usually involve sampling and analysis to confirm the presence or absence of asbestos but can be completed using a combination of sampling ACMs and presuming ACMs, or indeed, just presuming. Any materials found to, or presumed to contain asbestos must also have their condition assessed.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Section 3.0: Survey Method

Allium Environmental Ltd conducts Management surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. The survey will often involve minor intrusive work, the extent of this will vary depending on the property and client specification, it is likely that only hand tools will be used during the survey.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a Management survey can also involve presuming the presence of Asbestos. A Management survey can be completed using either or a combination of sampling and presuming ACMs. It is the responsibility of the client to arrange access to all areas. Any area(s) that are inaccessible at the time of the survey must be presumed to contain Asbestos and managed under that presumption, therefore entry into these area maybe restricted until further checks are carried out.

Any samples collected during the survey will be analysed in-house to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice* or subcontracted to an approved independent laboratory, which is also UKAS accredited to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice*. Where applicable and where samples are sub-contracted this will be clearly displayed on the bulk sample test report and within the survey report. A Certificate of Bulk Sample Analysis for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual sample's unique identification number, have been applied to all sample points where practicable, for future reference (only at the Clients request).

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

An item record is completed for each suspect sample taken, for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs) and for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant).

Each item record contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed.

No responsibility can be taken for any misinterpretation of this report by third parties.

Where appropriate a limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

The survey is limited to those areas accessed at the time of the survey.

We have not reported on concealed spaces, which may exist within the fabric of the building, and where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

We have not inspected flues, duct voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which have caused damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on any Asbestos that may be present in these areas.

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of Asbestos. In situ, these coatings are often composed of different batches of product, or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 um. These may not be visible by the optical microscopy method described in HSE guidance publication HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board, potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation, and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Please Note:

The content of this Management Survey report does not negate the Duty Holder's responsibility to commission a Refurbishment or Demolition Survey prior to the commencement of any alteration, refurbishment or demolition works.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

Chrysotile (White Asbestos)

Crocidolite (Blue Asbestos)

Fibrous Grunerite - commonly known as *Amosite* (Brown Asbestos)

Fibrous Tremolite

Fibrous Anthophyllite

Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s), any material, substance or product that contains or has been made with Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

Section 5.1: Material Assessment Score Algorithm and Risk Rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product) (A)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (e.g. Pipe and Boiler Lagging), Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing.
Extent of damage/deterioration (B)	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment (C)	0	Composite materials containing Asbestos: Reinforced Plastic, Resins, Vinyl Tiles.
	1	Enclosed Sprays and Lagging, AIB (with exposed face painted or encapsulated), Asbestos Cement Sheets etc.
	2	Unsealed AIB, or encapsulated Lagging and Sprays.
	3	Unsealed Lagging and Sprays.
Asbestos type (D)	1	Chrysotile
	2	Amphibole (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres & Risk Rating

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs.

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Remove - This material requires removal, work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

No Access/Exercise Caution – Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area. However a Refurbishment/Demolition survey will need to be commissioned prior to any Refurbishment or Demolition works.

Room/Area Name & No: B01 - Store

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Foam Panels, Plasterboard	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block, Stone	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	Concrete
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Suspect material felt above plasterboard ceiling.

No suspect ACM's were identified within B01 Store

Room/Area Name & No: B02 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Felt	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering.

No suspect ACM's were identified within B02 Chamber

Room/Area Name & No: B03 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Felt	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	N/A	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Soil	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering.

No suspect ACM's were identified within B03 Chamber

Room/Area Name & No: B04 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Felt	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	N/A	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Soil	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering.

No suspect ACM's were identified within B04 Chamber

Room/Area Name & No: B05 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Felt	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	N/A	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Soil	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering.

No suspect ACM's were identified within B05 Chamber

Room/Area Name & No: B06 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Felt	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	N/A	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Soil	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering.

No suspect ACM's were identified within B06 Chamber

Room/Area Name & No: B07 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Felt	Riser/Boxing	N/A
Firebreak	Fibreglass, Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	N/A	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Soil	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering.

No suspect ACM's were identified within B07 Chamber

Room/Area Name & No: B08 - Chamber

Floor: Basement

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Fibreglass, Timber	Riser/Boxing	N/A
Firebreak	Fibreglass	Voids	N/A
Walls	Block, Stone	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	N/A	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	Natural Slate, Natural Slate Packers
Under Floor Ducts	N/A	Comments	Natural slate shuttering. Access via 003 Hall and cupboards, floor hatch in cupboard under staircase.

No suspect ACM's were identified within B08 Chamber

Room/Area Name & No: 001 - Gallery

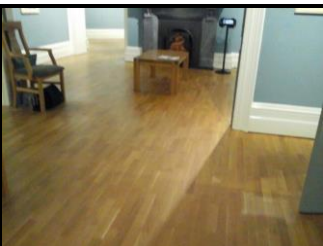
Floor: Ground Floor

Building: Penlee House Gallery & Museum


Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	No Access Gained
Walls	Block, Plasterboard, Lath and Plaster, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	Modern Rope, Timber	Staircases	N/A
Floor	Laminate Flooring, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	7	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	102m ²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access beneath laminated flooring due to damage limitations.			

Reference	8	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Voids	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access within void behind timber panels due to damage limitations and safety restrictions. Public in area at time of survey.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 002 - Hall & Cupboards

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Plasterboard, Timber	Plant/Equipment	N/A
Windows/Sills	Modern Rope, Timber	Staircases	N/A
Floor	No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	9	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Floor	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	37m ²	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access beneath laminated flooring due to damage limitations. In hall and cupboard.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 002 - Hall & Cupboard

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	Lath and Plaster, Plasterboard
Firebreak	N/A	Voids	N/A
Walls	Lath and Plaster	Pipework	N/A
Doors	N/A	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	Carpet, Timber
Floor	Laminate Flooring, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	No access beneath laminated flooring due to damage limitations. In hall and cupboard.

No suspect ACM's were identified within 002 Hall & Cupboard

Room/Area Name & No: 003 - Staff Room & Cupboard

Floor: Ground Floor

Building: Penlee House Gallery & Museum


Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, UPVC & Timber	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear, Modern M&E Equipment, Sink Pad
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	10	Product Type (A)	N/A
Sample No	13549/CR/003	Condition (B)	N/A
Description	Sink Pad - Plant/Equipment	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	2no.	Identification	NAD
Recommendation	No Action		
Comments	Sink pad underneath sink.		



Room/Area Name & No: 004 - Gallery

Floor: Ground Floor

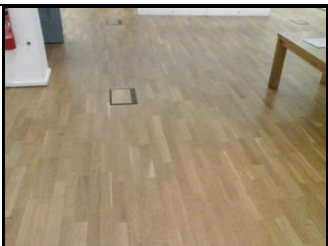
Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Suspended Ceiling Tiles, Timber	Riser/Boxing	Plasterboard
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Lath and Plaster, Timber	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Laminate Flooring, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	11	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Floor	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	40m ²	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access beneath laminated flooring due to damage limitations.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 005 - Hall & Cupboard


Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Suspended Ceiling Tiles, Plasterboard, Timber & Concrete	Riser/Boxing	Masterboard, Plasterboard
Firebreak	Masterboard	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern Water Cylinder, No Access Gained
Windows/Sills	Timber	Staircases	Timber
Floor	Concrete, Modern Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	12	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within lift / lift shaft due to no lift engineer on site during survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 006 - Loading Bay

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 006 Loading Bay

Room/Area Name & No: 007 - Plant Room

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard, Timber	Riser/Boxing	Masterboard
Firebreak	Timber	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 007 Plant Room

Room/Area Name & No: 008 - Store

Floor: Ground Floor

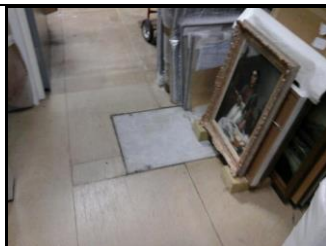
Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard, Timber	Riser/Boxing	Masterboard, Plasterboard
Firebreak	Masterboard	Voids	N/A
Walls	Block, Masterboard, Timber	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	Concrete, Metal, No Access Gained	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	13	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Under Floor Ducts	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	3no.	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access within floor ducts due to damage limitations.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 009 - WC

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Suspended Ceiling Tiles	Riser/Boxing	Masterboard, Timber
Firebreak	Masterboard	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 009 WC

Room/Area Name & No: 010 - WC

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Suspended Ceiling Tiles	Riser/Boxing	Masterboard, Timber
Firebreak	Masterboard	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern M&E Equipment, Plastic Cistern
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 010 WC

Room/Area Name & No: 011 - Hall

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Concrete, Modern Suspended Ceiling Tiles	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 011 Hall

Room/Area Name & No: 012 - WC

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Suspended Ceiling Tiles, Timber	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 012 WC

Room/Area Name & No: 013 - WC

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Suspended Ceiling Tiles, Timber	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern M&E Equipment, Plastic Cistern
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 013 WC

Room/Area Name & No: 014 - Fire Escape

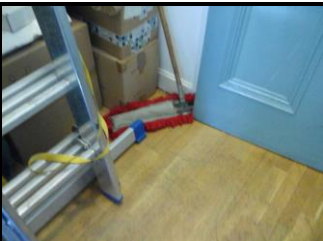
Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Lath and Plaster	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Laminate Flooring, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	14	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	2m ²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access beneath laminated flooring due to damage limitations.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 015 - Boiler Room

Floor: Ground Floor


Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Foam Panels, Masterboard, Plasterboard	Riser/Boxing	Masterboard
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Gasket, Metal & Plastic, Modern Pipe Insulation, Rubber Gasket
Doors	Timber	Plant/Equipment	Modern Boiler, Modern Electrical Switchgear, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	15	Product Type (A)	N/A	
Sample No	13549/CR/004	Condition (B)	N/A	
Description	Gasket - Pipework	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	5no.	Identification	NAD	
Recommendation	No Action			
Comments	Gaskets found in between flanges throughout pipework.			

Room/Area Name & No: 016 - Hall

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Lath and Plaster
Firebreak	Fibreglass	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 016 Hall

Room/Area Name & No: 017 - Stairwell

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Foam Panels, Plasterboard	Riser/Boxing	N/A
Firebreak	Fibreglass	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	Concrete
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 017 Stairwell

Room/Area Name & No: 018 - Kitchen

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	UPVC
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, UPVC	Pipework	Metal & Plastic
Doors	Timber & Metal	Plant/Equipment	Modern M&E Equipment, Modern Sink Pad
Windows/Sills	N/A	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 018 Kitchen

Room/Area Name & No: 019 - Hall

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 019 Hall

Room/Area Name & No: 020 - Open Area

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard, Timber	Riser/Boxing	Plasterboard
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Timber & Metal	Plant/Equipment	Modern M&E Equipment
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Concrete, Modern Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 020 Open Area

Room/Area Name & No: A06 - Roof Space

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Foam Panels, Timber	Riser/Boxing	N/A
Firebreak	Foam Panels	Voids	N/A
Walls	Block	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Foam Panels, Plasterboard, Timber & Metal	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within A06 Roof Space

Room/Area Name & No: A07 - Roof Space

Floor: Ground Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	Fibreglass	Voids	N/A
Walls	Block, Plasterboard	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Fibreglass, Plasterboard, Timber & Metal	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within A07 Roof Space

Room/Area Name & No: 101 - Store

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard, Plastic	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 101 Store

Room/Area Name & No: 102 - Office & Cupboards

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	Fibreglass, Timber	Voids	N/A
Walls	Block, Plasterboard	Pipework	Metal, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern Heater, Modern M&E Equipment
Windows/Sills	Modern Rope, Timber	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 102 Office & Cupboards

Room/Area Name & No: 103 - Office

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Heater
Windows/Sills	Modern Rope, Timber	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 103 Office

Room/Area Name & No: 104 - Office

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Heater
Windows/Sills	Modern Rope, Timber	Staircases	Carpet, Timber, Modern Stair Nosing
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 104 Office

Room/Area Name & No: 105 - Store

Floor: First Floor

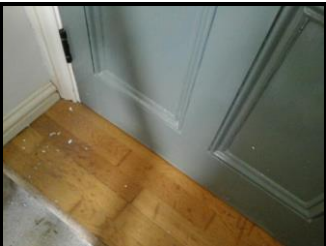
Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Heater
Windows/Sills	Timber	Staircases	N/A
Floor	Laminate Flooring, Modern Floor Sheets & Timber, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	3	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Floor	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	0.50m²	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access beneath laminated flooring due to damage limitations.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 106 - Gallery

Floor: First Floor

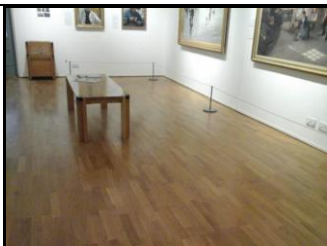
Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard, Timber	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	Carpet, Timber, Metal
Floor	Laminate Flooring, No Access Gained, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	4	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Floor	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	55m ²	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access beneath laminated flooring due to damage limitations.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 107 - Social History Store

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Masterboard
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Metal, Modern Floor Sheets & Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 107 Social History Store

Room/Area Name & No: 108 - Lift Motor Room

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	Fibreglass
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear, Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 108 Lift Motor Room

Room/Area Name & No: 109 - Landing

Floor: First Floor

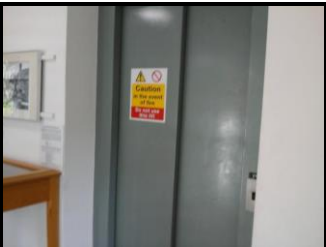
Building: Penlee House Gallery & Museum

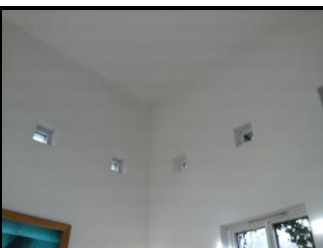
Room Construction / Description			
Ceiling	No Access Gained, Modern Suspended Ceiling Tiles, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	Metal
Doors	Timber	Plant/Equipment	No Access Gained
Windows/Sills	Timber	Staircases	Timber
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	5	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access within lift / lift shaft due to no lift engineer on site during survey.		



Reference	6	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	7m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access to ceiling above stairwell due to height restrictions.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 110 - Office

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Lath and Plaster	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear, Modern Heater
Windows/Sills	Modern Rope, Timber	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 110 Office

Room/Area Name & No: 111 - Open Area

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Lath and Plaster, Plasterboard, Timber	Riser/Boxing	Lath and Plaster, Plasterboard, Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Lath and Plaster, Timber	Pipework	Metal
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	Modern Rope, Timber	Staircases	Carpet, Timber
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 111 Open Area

Room/Area Name & No: A01 - Roof Space

Floor: First Floor


Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Timber	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Insulating Board Panel, Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Timber & Metal	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	1	Product Type (A)	N/A	
Sample No	13549/CR/001	Condition (B)	N/A	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1m²	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board panel to loft hatch lining.			

Room/Area Name & No: A02 - Roof Space

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Lath and Plaster, Stone	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Plasterboard, Timber	Other	Natural Slate Packers
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within A02 Roof Space

Room/Area Name & No: A03 - Roof Space

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Felt	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Timber	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Insulating Board Panel, Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Timber & Metal	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	2	Product Type (A)	N/A
Sample No	13549/CR/002	Condition (B)	N/A
Description	Insulating Board Panel - Doors	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	1m ²	Identification	NAD
Recommendation	No Action		
Comments	Insulating board panel to loft hatch lining.		

Room/Area Name & No: A04 - Roof Space

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	Timber
Firebreak	Masterboard	Voids	N/A
Walls	Block, Timber	Pipework	Metal & Plastic
Doors	Timber & Metal	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Fibreglass, Timber & Metal	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within A04 Roof Space

Room/Area Name & No: A05 - Roof Space

Floor: First Floor

Building: Penlee House Gallery & Museum

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	Fibreglass	Voids	N/A
Walls	Stone	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Modern M&E Equipment
Windows/Sills	N/A	Staircases	N/A
Floor	Fibreglass, Lath and Plaster, Plasterboard, Timber & Metal	Other	Natural Slate Packers
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within A05 Roof Space

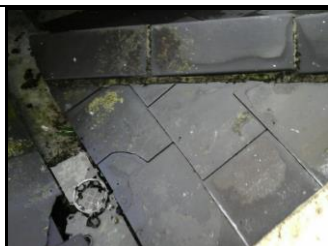
Room/Area Name & No: External

Floor: External


Building: Penlee House Gallery & Museum

Room Construction / Description			
Walls	Block, Stone	Ducts/Pipe Runs	Metal, Plastic
Cladding	Cement Roof Tiles	Ground	N/A
Roof	Cement Roof Tiles, Natural Slate Tiles	Windows/Sills	Timber
Rainwater Goods	Metal & Plastic	Soffit Fascia's	No Access Gained, Metal, UPVC & Timber
Soil Stacks	N/A	Staircases	Stone
Flues/Cowls	Metal & Plastic	Other	N/A
Plant/Equipment	N/A	Comments	

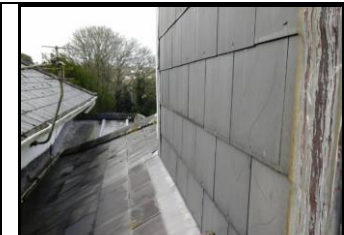
Positive Survey Findings

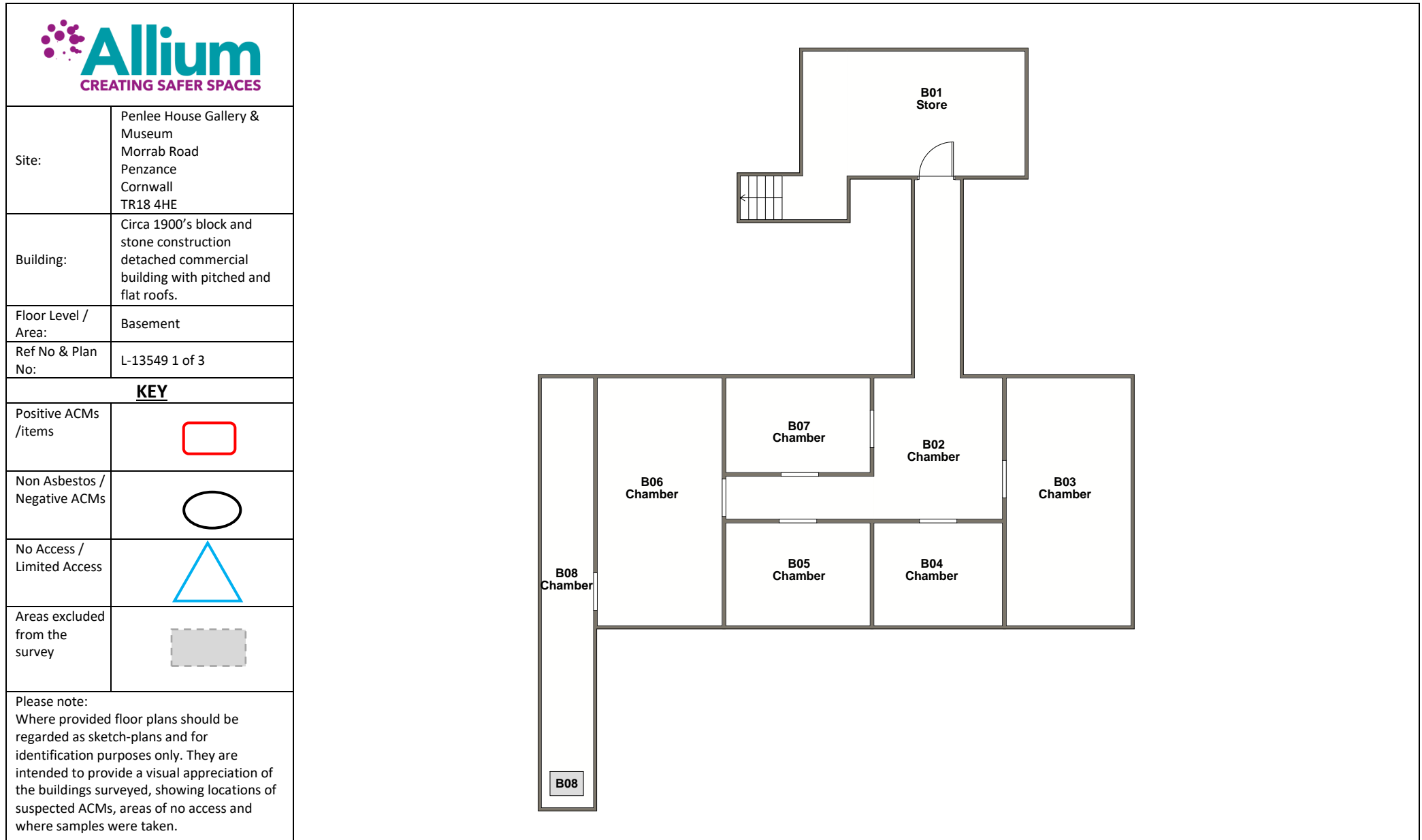
Reference	17	Product Type (A)	1	
Sample No	13549/CR/006	Condition (B)	2	
Description	Cement Roof Tiles - Roof	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	1	
Risk Rating	Low	Material Score (A+B+C+D)	5	
Extent	20m²	Identification	AD	
Recommendation	Repair & Monitor Condition – See section 5.2			
Comments	Cement roof tiles to roof, accessible from Roof Space A01.			

No Access Areas

Reference	18	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Soffit	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	100lm	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access to high level soffits due to height restrictions.			

Negative Survey Findings

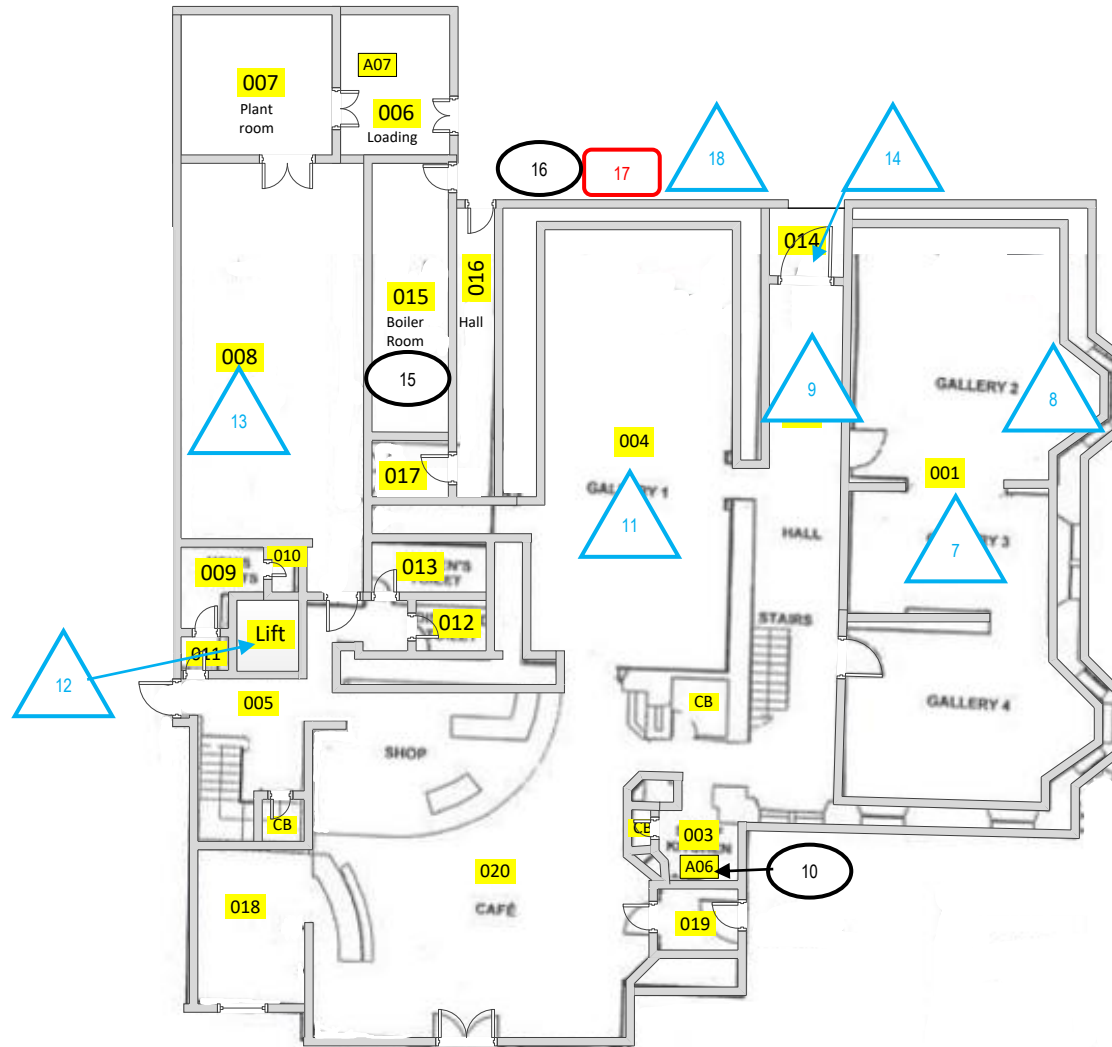
Reference	16	Product Type (A)	N/A	
Sample No	13549/CR/005	Condition (B)	N/A	
Description	Cement Roof Tiles - Cladding	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	600m²	Identification	NAD	
Recommendation	No Action			
Comments	Cement roof tiles to cladding, accessible from Roof Space A01.			



• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS



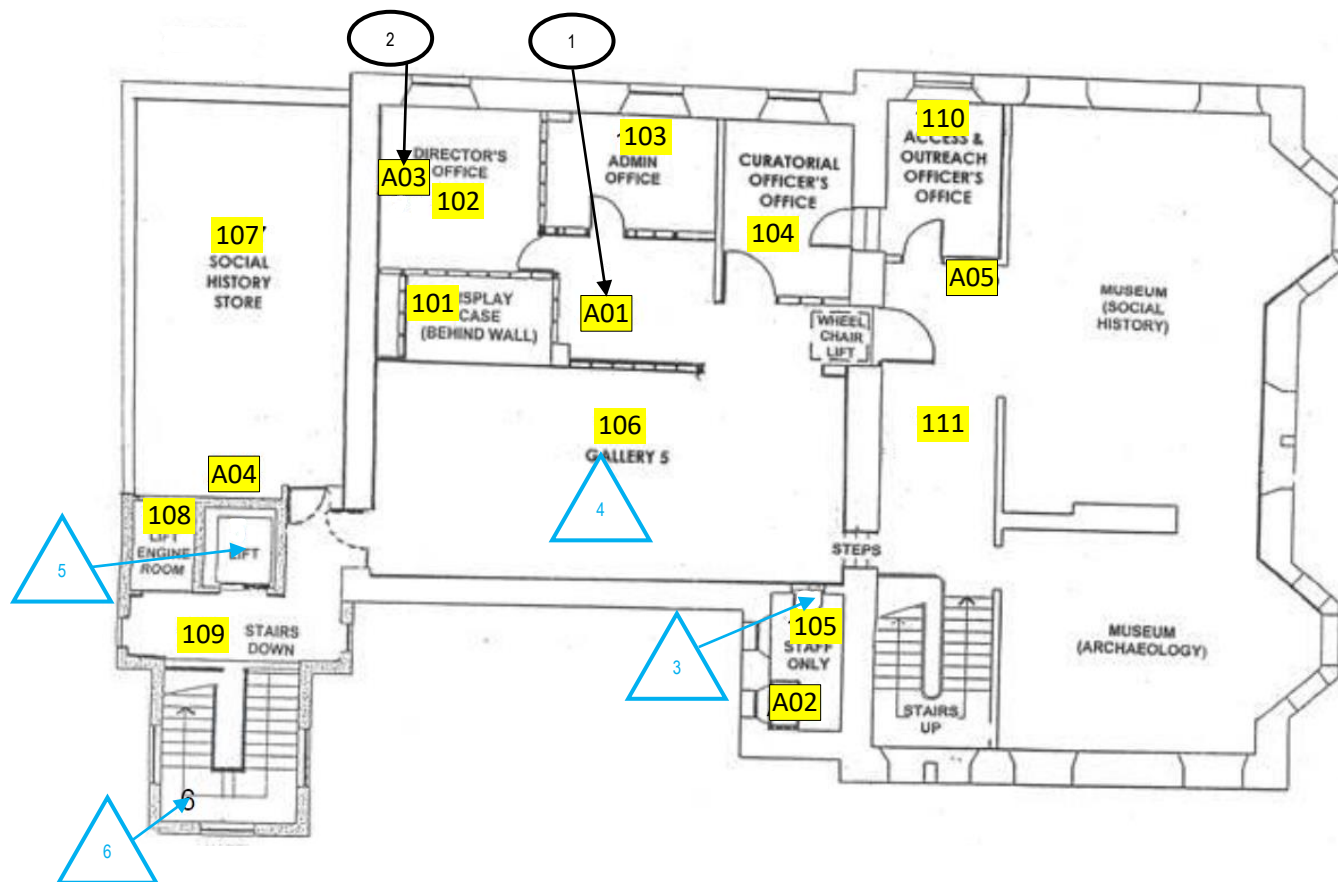
Site:	Penlee House Gallery & Museum Morrab Road Penzance Cornwall TR18 4HE
Building:	Circa 1900's block and stone construction detached commercial building with pitched and flat roofs.
Floor Level / Area:	Ground Floor
Ref No & Plan No:	L-13549 2 of 3
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	
Please note: Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.	



• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS



Site:	Penlee House Gallery & Museum Morrab Road Penzance Cornwall TR18 4HE
Building:	Circa 1900's block and stone construction detached commercial building with pitched and flat roofs.
Floor Level / Area:	First Floor
Ref No & Plan No:	L-13549 3 of 3
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	
Please note: Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.	



• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

Appendix 2: Certificate of Bulk Sample Analysis



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Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro, TR3 6EH
Tel: 01872 276375
Email: enquiries@allium.uk.net Web: www.allium.uk.net



BULK ANALYSIS TEST REPORT



Report Number:	L-13549	Issue No:	1	Date Reported:	21/02/20	Page 1 of 1
Comments:						
Client:	Penzance Town Council					
Client Address:	Alverton Road, Penzance, TR18 2QP					
Site Address/Location:	Penlee House Gallery & Museum, Morrab Road, Penzance, Cornwall, TR18 4HE					
Date Sampled:	13/02/20	Sampled By:	Chris Rundle			
Date Samples Received:	14/02/20	Client Order No.:	PZ/2890/PH	No. of Samples:	6	
Date Analysed:	14/02/20	Analysed by:	Talek Saunders			

Analysis of samples was carried out in accordance with the documented 'in-house' procedures and methods based upon HSE Guidance Document HSG 248 Appendix 2. Comments, 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.

ANALYSIS RESULTS

Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
001		Insulating Board	First Floor, A01 Roof Space, Internal/Doors - Insulating Board Panel	No Asbestos Detected
002		Insulating Board	First Floor, A03 Roof Space, Internal/Doors - Insulating Board Panel	No Asbestos Detected
003		Sink Pad	Ground Floor, 003 Staff Room & Cupboard, Internal/Plant/Equipment - Sink Pad	No Asbestos Detected
004		Gasket	Ground Floor, 015 Boiler Room, Internal/Pipework - Gasket	No Asbestos Detected
005		Cement	External, External/Cladding - Cement Roof Tiles	No Asbestos Detected
006		Cement	External, External/Roof - Cement Roof Tiles	Chrysotile

- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone.
- Where samples have not been taken by Allium Environmental Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, for the acts or omissions of others, or the use of these results in subsequent reports.
- Samples marked \$ in this report have been subcontracted to a UKAS accredited laboratory.
- Quantification of the amount of asbestos is not permitted, if 1 or 2 fibres are observed and identified as asbestos, the term 'trace asbestos identified' will be reported.
- Sample(s) were examined for the presence of 6 types of asbestos fibres: Crocidolite (blue), Amosite (brown), Chrysotile (white), Anthophyllite, Actinolite and Tremolite.
- Where samples have been taken by Allium Environmental Ltd this has been to the in-house surveying/sampling procedure AL003, a copy of which is available on request.

Additional Comments:	Analyst:	Talek Saunders
	Analysts Signature:	
	Approved by:	Alicia Davey
	Authorised Signature:	

E N D O F R E P O R T