TLC Environmental Services Ltd

Asbestos Refurbishment survey Report

15th October 2018

West Bergholt Parish Council
(Orpen & John Lampon Hall Loft Space)
Lexden Road
CO6 3BW

Asbestos Found in this report Yes

Non-licensed asbestos materials discovered in this survey-Yes

Licensed asbestos materials discovered in this survey-Yes

Survey carried out by
TLC Environmental Services Ltd
Unit 4 Chancers Farm Industrial Estate
Fossetts Lane
Fordham Heath
Colchester
Essex
CO6 3NX

Disclaimer

This Asbestos survey report was carried out by TLC Environmental services LTD on the basis of a defined program of work and terms and conditions agreed with the Client. This report was compiled with all reasonable care and attention, bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.

TLC Environmental services LTD cannot accept any responsibility to any parties whatsoever, following the issue of this report, for any matters arising that may be considered outside of the agreed scope of works.

This report is issued in confidence to the Client and TLC Environmental services LTD cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

Any questions or matters arising from this report may be addressed in the first instance to the Director.

1 General site and survey information

This survey was carried out by: TLC Environmental services Ltd, Unit 4 Chancers Farm, Fossetts Lane, Fordham, NR Colchester, Essex, CO6 3NX Telephone 01206 240440
The commissioner for this survey was West Bergholt Parish Council
The Site surveyed was West Bergholt Parish Council (Orpen & John Lampon Hall loft areas)
The date(s) the survey was carried out on was 15/10/18
Surveyor –Darren Hanyszyn P402
The objectives, aim and purpose of this survey were to identify, assess and report upon the product type, location, extent/quantity, asbestos type, accessibility, amount of damage or deterioration and surface treatment of all asbestos containing materials (ACM's) within the scope of the survey. A material assessment of the ACM' was also undertaken to establish the relative ability of the materials found to release asbestos fibres into the air, using an algorithm.

Areas excluded from this survey were: External roof area
Internal walls beyond surface layer. Foundations and footings.

This survey was carried out to HSG264
(Reduced) refurbishment Survey. There were deviations from this survey method as above.

Any areas not directly mentioned in this report MUST be assumed not to have been inspected, and investigation of these areas must be sought prior to any works in these areas.

Within the areas inspected all reasonable efforts were made to identify accessible and visibly apparent suspect asbestos containing materials without causing damage to the structural elements of the building fabric, fixtures and fittings or the decoration. This does not imply a guarantee that all possible sources of asbestos fibres have been identified.

Accessible is defined as reasonably and safely reachable on foot, or reachable from a stepladder up to 3m, or by removing a cover or grating which is screwed in place, and without damaging fittings or decorations. Opening electrical equipment (e.g. switch boxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installations (e.g. chemical containers) are specifically excluded. Drains and voids within permanently fixed and structural panels and walls and inaccessible floor and ceiling voids (e.g. under carpets or above fixed tiles) were not accessed. Fixed floor and ceiling boards were not penetrated nor was heavy furniture moved. Lift shafts and similar areas containing moving machinery have not been inspected.

Opening up, inspection and sampling were carried out when it was safe to do so, and by using the methods and equipment listed above.
Locations inspected included: -

- Loft areas to Orpen Hall & John Lampon Hall
- Ceilings
- Interior walls and panels
- Flooring materials

The report, including the drawings should be referred to before any building, installation, alteration or refurbishment work is carried out in the building. All building users and contractors visiting the building should be made aware of the contents of the report.

This survey report should not be used as the basis for a specification of asbestos removal works. No responsibility will be accepted should the information contained herein be used in this way. Any contractors pricing to remove any asbestos must satisfy themselves that they have sufficient information to fulfill contractual obligations by visiting site. All measurements given are subject to re measure.
Sampled areas may require revisit to ascertain materials behind the Area surveyed.

It should be noted that even when there is no asbestos found in any particular area this is not a *guarantee* that this location does not have asbestos present. Due caution must always be taken when dealing with building materials and any suspected materials must be reported and left undisturbed until further investigation proves it is safe to proceed.

Asbestos containing materials (ACM) have not been disturbed or removed during the course of this survey. There is the possibility for additional ACM to be present behind those identified that may only be discovered during subsequent asbestos removal work.

2 Management summary

The following ACM's have scored over 10 on the material assessment and need to be dealt with immediately in the manner indicated

NONE

3 Material assessment and asbestos register

The asbestos register presents an inspection record of every area within the scope of the survey. All areas are noted as either inspected fully, partially or not at all for ACM's. The presence of any ACM's is noted as a simple yes/no, with an explanation of the ACM located in that area in the same box. A risk assessment for each ACM is presented, which is taken from the material assessment. Recommendations for each ACM are given. Finally a column is provided to update the register when work is carried out on ACM's present.

In each area inspected, the surveyor inspects all elements of the structure. If they are not convinced that there is adequate evidence to support a reasoned argument that the material is non-asbestos-containing then a presumption is made that the material contains asbestos. There will be a register entry for every item that cannot be reasoned not to be asbestos.
Adequate evidence to support a reasoned argument is that the material is made from wood, metal, plaster, plasterboard, concrete, ceramic, fibre glass (thermal insulation & glass reinforced plastic), glass, brick or breezeblock.

The material assessment presents in table format the product type, location, extent and/or quantity, asbestos type, accessibility, extent of damage and/or deterioration and the surface treatment of all ACM's located within the scope of the survey.

3.1 Management plan

The material assessment identifies the high-risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment which will take into account factors such as: The location and extent of the material, the use to which it is put, the occupancy of the area, the activities carried out in the area, the likelihood and frequency with which maintenance activities are likely to take place in the area.

Whilst this survey report can form the basis of the management plan required under the Control of Asbestos at Work Regulations (CAWR), the duty holder under these regulations must undertake the risk assessment, as only they will hold all the information necessary.
In conjunction with the report and the material assessment, the risk assessment will form the basis of the management plan.

The management plan may include the following options:

Clean up debris
Repair damaged installations
Encapsulate installations
Enclose installations
Remove materials
Maintain and update the register provided as part of this report
Monitor the condition of materials identified as part of this report
Restrict access or isolate the installation
Label, mark or identify the installation in some manner
Inform users of the building who may be at risk
Train staff as appropriate
Define and use safe systems of work
Operate a permit to work

Not all of these options will be applicable to all sites and/or installations.

TLC Environmental services Ltd. can help to formulate a management plan using this report as a basis.

3.2 Explanation of material assessment algorithm

The four main parameters, which will determine the amount of fibre release from an ACM when subjected to a standard disturbance, are

Product type
Extent of damage or deterioration
Surface treatment
Asbestos type

Each parameter is scored as follows:
High = 3
Medium = 2
Low = 1
Very low = 0 (Extent of damage & surface treatment only)

See table 2 for a full explanation
The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed materials are scores as Crocidolite (3) unless analysis of similar samples from the building shows a different asbestos type, or there is a reasoned argument that another type of asbestos was almost always used.
In addition, the material assessment algorithm will also give information and a score (where relevant) for the following variables:

Accessibility (Access): The ability of the relevant ACM to be disturbed in its current location: See table 1

Quantity: which is the amount of asbestos containing material observed by the surveyor during the survey.

The identification method: Either presumed (P), strongly presumed (SP) or analysed (A)

Recommendations: Either Encapsulate (E), Remove (R), or mark and manage (MM),Further investigation (F) See note (SN)

Table 1: illustrating material assessment score against likelihood of fibre release

Score	Potential to release fibres if disturbed
>10	High
7-9	Medium
5-6	Low
=<4	Very Low

Table 2: illustrating material assessment algorithm

Sample variable	Score	Examples
Product type	1	Composites
	2	AIB, Mill Board, textiles, gaskets, ropes, paper, felt
	3	Thermal insulation, sprayed asbestos, loose asbestos
Extent of damage/deterioration	0	Good condition
	1	Low damage: a few scratches, surface marks, broken edges on boards
	2	Medium: Significant breakage of materials or several small areas where material reveals loose fibres
	3	High damage to sprays and thermal insulation. Visible debris
Surface treatment	0	Composite
	1	Enclosed sprays and lagging, Sealed AIB, Asbestos cement
	2	Unsealed AIB, encapsulated lagging and spray
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Area/Description	Sample number	Photo ref.	Product type: 1,2,3	Damage: 0,1,2,3	Surface Treatment: 0,1,2,3	Type: 1- Chrysotile 2- Amosite 3- Crocidolite	Total points:	Access: Low: 1 Medium:2 High: 3	Quantity: M,LM, M^2 or M^3	ID: P SP A	RMD: E R MM SN
Main hall-ceiling.	122039	-	-	-	-	-	-	-	-	A	-
Main hall-ceiling.	122040	-	-	-	-	-	-	-	-	A	-
Loft-roof felt.	122041	-	-	-	-	-	-	-	-	A	-
Loft-pipe lagging.	122042	-	-	-	-	-	-	-	-	A	-
Social club-artex coating to ceiling.	122043	-	-	-	-	-	-	-	-	A	-
Stage-ceiling.	122044	1	1	2	1	1	5	2	>20m2	A	R SN1
Snooker room-ceiling.	122045	-	-	-	-	-	-	-	-	A	-
Store room-ceiling.	122046	-	-	-	-	-	-	-	-	A	-
Boiler room-ceiling.	122047	2	2	1	1	2	6	2	>15m2	A	MM SN2

Notes

SN1-Slight damage to ceiling. Recommend repair/removal

SN2-Mark and manage or remove if impeding works

Survey to be read in conjunction with original survey carried out RE: TLC589 12/07/2016

Asbestos register and access information

Building: West Bergholt Parish Council (Orpen & John Lampon Hall loft areas)

Location / Description	Access: Yes/No Partial	ACM's Located	Risk Assessment	Recommendations	Removed/ Repaired/ Inspected Date
Entrance	Yes	-	-	-	
Entrance cupboard	Yes	-	-	-	
Entrance disabled W/C	Yes	-	-	-	
Entrance W/C	Yes	-	-	-	
Fire escape	Yes	-	-	-	
Foyer	Yes	-	-	-	
Store 1	Yes	-	-	-	
Hall	Yes	-	-	-	
Hall cupboard	Partial	-	-	-	
Office	Yes	-	-	-	
Stage area	Yes	Ceiling	Low	Repair/remove	
Main hall	Yes	-	-	-	
Kitchen 1	Yes	-	-	-	
Kitchen 1 cupboard	Yes	-	-	-	
Kitchen 2	Yes	-	-	-	
Male W/C 1	Yes	-	-	-	
Corridor	Yes	-	-	-	
Female W/C 1	Yes	-	-	-	
Main entrance	Yes	-	-	-	
Disables toilet	Yes	-	-	-	
Beer store	Yes	-	-	-	
Social club	Yes	-	-	-	
Snooker room	Yes	-	-	-	
Female W/C 2	Yes	-	-	-	
Male W/C 2	Yes	-	-	-	
Store 3	Yes	-	-	-	
External cupboard	Yes	Ceiling	Low	Manage/remove if impeding works	

Location / Description	Access: Yes/No Partial	ACM's Located	Risk Assessment	Recommendations	Removed/ Repaired/ Inspected Date
External	Yes	-	-	-	
Stairs	Yes	-	-	-	
Loft areas	Yes	-	-	-	

4 Sample Analysis certificates

2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	TLC ENVIRONMENTAL LTD		
Address:	UNIT 2, CHANCERS FARM INDUSTRIAL ESTATE FOSSETTS LANE FORDHAM COLCHESTER ESSEX CO6 3NY	Analysis Report No.	SCO/18/24070
Attention:	MR TREVOR LAWRIE	Report Date.	18/10/18
Site Address:	WEST BERGHOLT PARISH COUNCIL	Site Ref No.	TLC987
Date sample taken:	15/10/18	Page No:	1 Of 1
Date sample received:	18/10/18	No. of Samples:	9
Date of Analysis:	18/10/18	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	122039	MAIN HALL- CEILING	NADIS
2	122040	MAIN HALL- CEILING	NADIS
3	122041	ROOF FELT	NADIS
4	122042	PIPE LAGGING	NADIS
5	122043	SOCIAL CLUB- TEXTURED COATING TO CEILING	NADIS
6	122044	CEILING TO STAGE	CHRYSOTILE
7	122045	SNOOKER ROOM- TEXTURED COATING TO CEILING	NADIS
8	122046	CEILING TO STORE	NADIS
9	122047	INSULATION BOARD CEILING	AMOSITE/CHRYSOTILE

KEY: NADIS - No Asbestos Detected in Sample

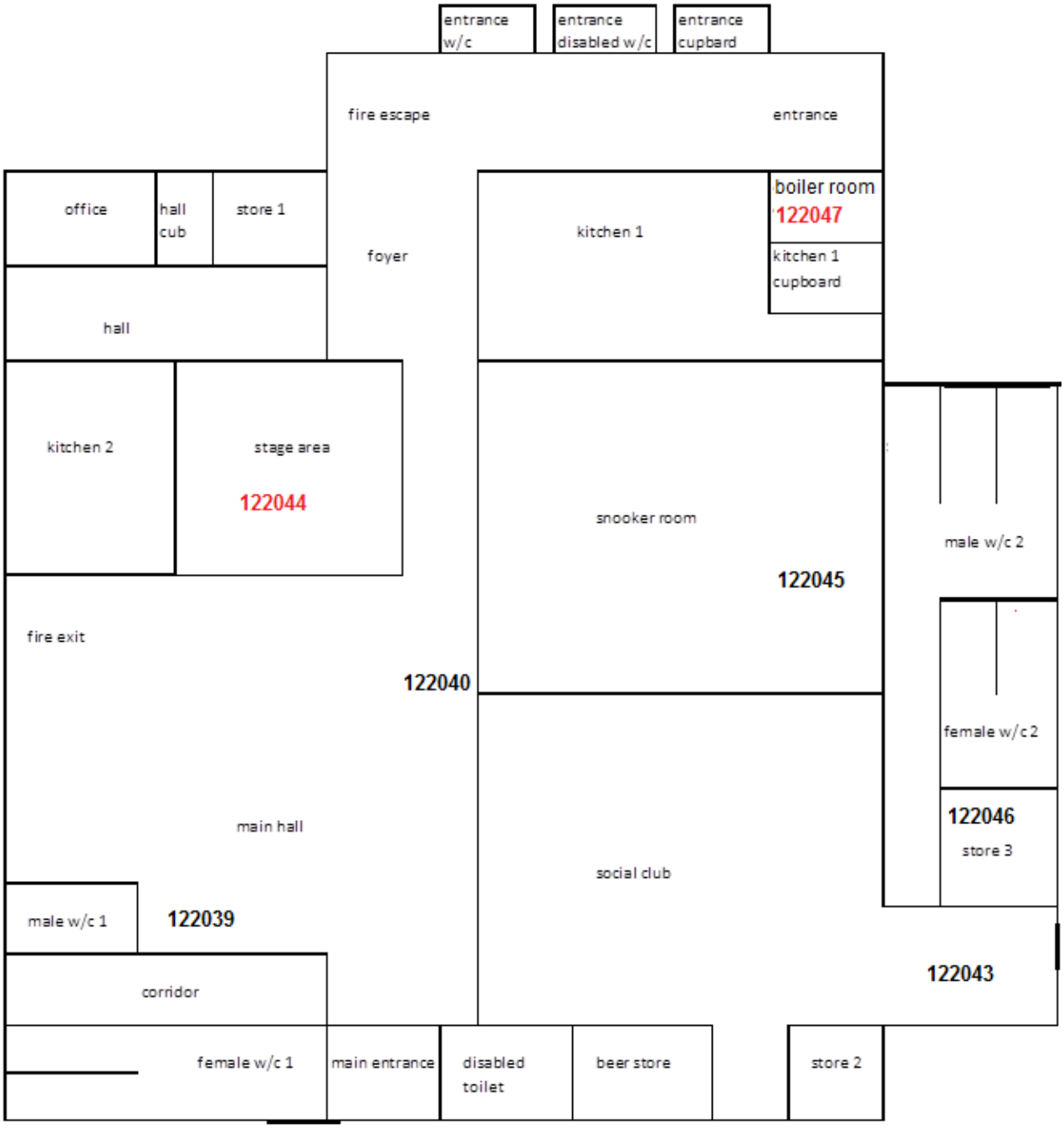
Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	S BOLTON- Q.C.M

BULK 001-VER 5 12-AUGUST-09-QCM

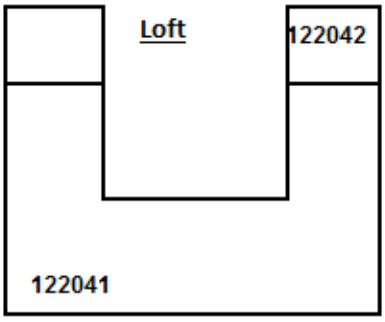
Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax: 01268 724796 Mob: 07765 685132 E-Mail: enquiries@scopesaasl.co.uk
Company Reg No: 5191390 Reg Address: As above

5 Marked drawings



122039-ceiling NAD
122040-ceiling NAD
122041-roof felt NAD
122042-pipe lagging NAD
122043-artex coating to ceiling NAD
122044-ceiling
122045-artex coating to ceiling NAD
122046-ceiling NAD
122047-ceiling

NAD=No asbestos detected



6 Photographs

Photo 1

Location	Risk Assessment	Recommendations
Stage-ceiling	Low	Repair/remove

Photo 2

Location	Risk Assessment	Recommendations
Boiler room-ceiling	Low	Manage/remove if impeding works