Dorset County Council

# ASBESTOS REFURBISHMENT & DEMOLITION SURVEY REPORT

# FOR

# MERMOND PUBLIC TOILET BLOCK

**AUGUST 2017**

**TO BE INCLUDED IN YOUR HEALTH AND SAFETY FILE AND MADE AVAILABLE TO STAFF AND OPERATIVES WORKING ON THE PREMISES.**

**Contents.**

1. Introduction and historic survey information.
2. Legal requirements.
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Appendix i - Guide to asbestos register spreadsheet information.
Appendix ii - Asbestos Survey Report; Contractor Signing Sheet.

## 1. Introduction and historic survey information.

This asbestos refurbishment and demolition survey was carried out by A. Probets of Dorset Property at County Council in August 2017.

This survey, and associated bulk sampling have been carried out in accordance with document HSG264 'Asbestos the survey guide' which is produced by the health and safety executive and is available as a free download on their website along with 'asbestos essentials' information sheets that may assist you in understanding and managing asbestos materials.

## 2. Legal requirements.

Regulation 4 of CAR 2012 (The control of asbestos regulations) contains an explicit duty on the owners and occupiers of non-domestic premises, who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos.

- Take reasonable steps to determine the location, condition and risk of exposure of materials likely to contain asbestos and make a written record, this document is intended to fulfil this requirement.
- Prepare a written plan of the actions and measures necessary to manage the risk of exposure; this is known as an 'Asbestos management plan'.
- Assess and monitor the condition of asbestos containing materials along with those presumed to contain asbestos and take steps to see that these actions are carried out.

There are additional legal requirements in the management of health and safety at work regulations 1999, as well as a duty of care towards employees and non-employees stated in sections 2 and 3 of the health and safety at work act 1974.

## 3. Asbestos refurbishment & demolition survey summary.

| **Address:** | Mermond Place Public Toilet Block, Swanage, BH19 1DQ |
|---|---|
| **Property Description** | |
| A public toilet built of stone under a cement slate roof, circa early 1900's construction. | |
| **Block A:** | Public Toilet Block |

**Asbestos Findings by Building Block.**

| | | |
|---|---|---|
| **Block A** | No asbestos containing materials were detected. | |
| **Non-asbestos Items noted during the survey.** | | |
| **Block A** | ▪ Textured coating (artex) to the ceilings in all areas.<br>▪ Modern electrical switchgear.<br>▪ Ceramic tiles to some walls.<br>▪ Timber soffit and facia panels.<br>▪ Man-made mineral fibre (glass) insulation to loft above ceiling.<br>▪ Non-asbestos cement roof slates.<br>▪ Plastic rainwater goods. | |

### 3.1. Findings of the asbestos refurbishment and demolition survey.

| | |
|---|---|
| | No asbestos containing materials were detected during the survey.<br><br>Ceilings – The ceilings have textured coating in all areas, a sample has been taken and found not to contain asbestos, the sub ceiling is visible from the loft area and confirmed as plasterboard.<br><br>Walls – Solid plaster construction part covered with modern ceramic tiles.<br><br>Floor – Ceramic tiles with a concrete sub floor.<br><br>Timber doors and door frames and window sills, 'a soft strip' of frame architraves should take place to confirm that any concealed alignment packers are not suspicious asbestos material.<br><br>All visible plumbing pipework was noted as plastic and copper however pipework to wc's and urinals could not be inspected as they are boxed-in with metal and timber panelling.<br><br>Plumbing to steel sinks is concealed within timber boxing.<br><br>The cisterns in the tank room at the rear of the disabled wc are plastic and the electric hot water calorifier is a modern mega flow unit with modern man-made mineral fibre insulation within its casing.<br><br>No suspicious materials or water storage tanks were detected in the loft space.<br><br>External – Timber soffit and facia panels and plastic rainwater goods. |

### 3.2. Description of the asbestos refurbishment & demolition survey.

This asbestos management survey has been carried out by Dorset Property, its purpose is to locate, as far as reasonably practical, the presence and extent of any asbestos containing material at the premises and to assess and record the extent, condition and likelihood of any disturbance.

More intrusive surveys are called "Refurbishment or demolition surveys" these are undertaken prior to any alterations/demolition with an aim to fully identify all asbestos containing materials hidden within the fabric of structures on the premises.

All analysis of bulk samples are carried out by UKAS (United Kingdom Accreditation Service) laboratories, which are accredited to ISO/IEC 17025 standards. Surveying consultants demonstrate technical surveying competence and have completed relevant certified training.

**3.3 General areas of no or limited access, specific to this building.**
Survey limitations may include access to live electrical equipment and switch gear along with hazardous installations (e.g. chemical containers), drains and voids within permanently fixed and structural panels and walls including in cavity walls, and inaccessible floor and ceiling voids and attic spaces (e.g. under floor tiles/coverings, fixed floors, screwed ceiling panels may all be excluded. **It is important to note that asbestos containing materials may still be hidden within the fabric of buildings such as in damp proof courses.**

| Item | Comment |
|---|---|
| ACM's. | Concealed behind identified asbestos materials or other materials. |
| Soil and land. | Have not been investigated as part of this survey. |
| Electrical switchgear. | Not internally investigated due to electrical risk. |
| Floor voids & foundations. | Assume floor ducts contain asbestos materials unless inspected and confirmed. |
| Cavity walls. | Destructive inspection had not been possible as the block remains in use. |
| Plant & machinery | Inspected externally unless specifically stated in this report. Boiler and pipe gasket samples may not be taken to retain the structural integrity. |

**Note**
**Due to the non-intrusive nature of this survey as the building remaining in public use, assurances cannot be given that all asbestos containing materials have been located and as such, further inspections, and sampling, must be undertaken should suspicious materials be detected during the course of the refurbishment and demolition works.**

### 4. Asbestos Register and Risk Assessment Guide.
The following information provides guidance on how to interpret the asbestos register details within this survey report.
The register table lists asbestos containing materials and those presumed to contain asbestos by block and room. Listings include items which are present and historically removed where known.

The register includes an asbestos material risk assessment to give an indication of the potential risk from asbestos fibre exposure and is derived from the following factors:

- Material/product type.
- Extent of any damage.
- Existing surface treatment.
- Asbestos fibre type.

Dorset Property have introduced a letter based interpretation of the recommended action levels as below in order to recommend the best solution to manage the asbestos containing material, this must however be reviewed on no less than an annual basis by means of a written asbestos management plan.

The action levels used within the asbestos register are:

#### 4.1.1. Action A
A material that is in poor in condition, not adequately surface sealed or treated, vulnerable to damage due to position, occupation of area, and likely to require urgent remedial works or isolation.

#### 4.1.2. Action B
Damaged but structurally in a good condition, consider encapsulation and attach asbestos warning stickers.

#### 4.1.3. Action C
Some minor damage and/or vulnerable to future damage, but no immediate hazard, label with warning stickers and manage.

#### 4.1.4. Action D
Material is in a good condition and adequately sealed, no immediate attention required, label with warning stickers and inspect at regular intervals.

#### 4.1.5. Action E
Materials that has been historically removed, or the material has been sampled and proved to be not asbestos, or no asbestos materials identified during the survey.

**The overall aim of the asbestos management survey including the recommended actions is to reduce the risk of asbestos fibre exposure.**

**Contact details regarding this asbestos management survey report.**

Further information and assistance relating to asbestos management procedures and associated emergency procedures can be sought from Dorset Property or other competent persons.

Mr Andrew Probets (Property Technician) 01305 221901.

Mr Austen Knight (Property Surveyor) 01305 221907.

Mr Jason Greatbanks (Team Manager, Technical Services) 01305 221908.

Address: Technical Services, Dorset County Council, Dorset Property, County Hall, Colliton Park, Dorchester, Dorset DT1 1XJ.

This report has been produced by the Dorset property asbestos team at Dorset County Council.

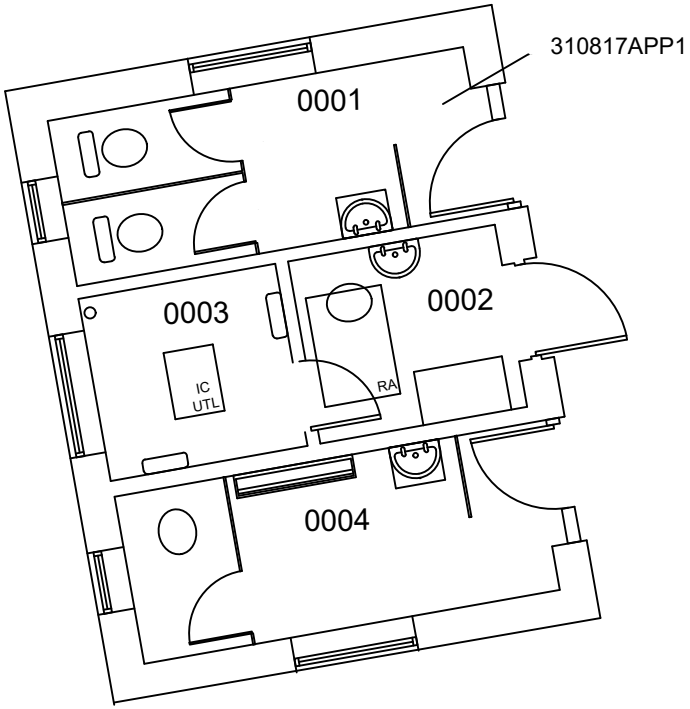
## 5. Asbestos Register Spreadsheet and Floor Plans.

Property: Public Toilet Block
Address: Memond Place Car Park
Swanage
BH19 1DQ

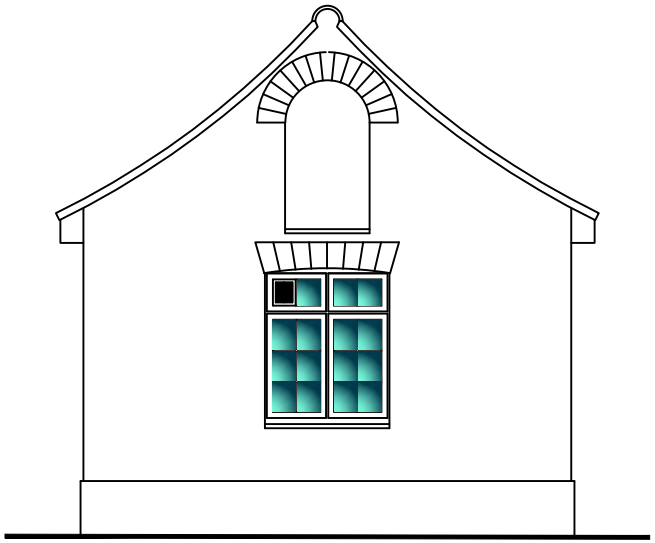
This register forms one part of an asbestos survey report and should be consulted in its entirety. In accordance with HSG264 "Asbestos: The Survey Guide" a survey for the presence of asbestos containing materials has been carried out at the buildings stated on the front page of this report.
The survey has been carried out by DCC, Dorset property or with the assistance of UKAS accredited asbestos consultants.
Please read carefully any comments in this register. All known asbestos elements that have been identified are listed in this register. This register and survey reports helps to comply with CAR2012 specifically Regulation 4

| Building Location Information | | | | | Material Information | | | Comments & Risk Information | |
|---|---|---|---|---|---|---|---|---|---|
| Block | Room | Sample Ref No | Description | Hazard Status | Hazard Location | Material | Sub Type | Recomendations/Comments | RA |
| A | 0001 | 310817APP1 | Ladies WC | Hazard Not Detected | Textured coating to the ceiling. | | | No asbestos detected in sample | |
| A | 0002 | Visually similar to 310817APP1 | Disabled WC | Hazard Not Detected | Textured coating to the ceiling. | | | No asbestos detected in sample | |
| A | 0003 | Visually similar to 310817APP1 | Store | Hazard Not Detected | Textured coating to the ceiling. | | | No asbestos detected in sample | |
| A | 0004 | Visually similar to 310817APP1 | Gents WC | Hazard Not Detected | Textured coating to the ceiling. | | | No asbestos detected in sample | |
| A | External | | | Hazard Not Detected | External building elevations | | | No suspected asbestos materials detected | |

A4




## EXISTING NORTH ELEVATION



VAP 2009 "Copyright GIS Mapping"

LEGEND

ASBESTOS INSULATING BOARD (AIB)
ASBESTOS CEMENT (AC)
ASBESTOS PIPE INSULATION/ LAGGING (INS)
ASBESTOS CONTAINING FLOOR TILES / VINYL SHEETING
ARTEX CONTAINING ASBESTOS
ASBESTOS SPRAYED COATING "LIMPET"
ASBESTOS COATING TO FIBREBOARD
ASBESTOS CONTAINING BITUMEN PRODUCT(S)
ASBESTOS TOILET CISTERN / SEAT (RC)
ASBESTOS ROPE / ASBESTOS GASKET (AT/P)
ASBESTOS INSULATING BOARD / ASBESTOS INSULATION DEBRIS
ASBESTOS CEMENT DEBRIS
ASBESTOS FLASGUARDS / ELECTRICAL SWITCH GEAR UNITS
NON-ASBESTOS CONTAINING MATERIAL "SUPERLUX OR SIMILAR" NEW TECHNOLOGY
NT
SAMPLE REFERENCE No. 12

**Dorset County Council**

Enabling communities in Dorset to thrive, now and for the future

Site/Property

Mermond Place Car Park
Swanage
BH19 1DQ

| Scale | Date | Drawn |
|---|---|---|
| NTS | 12/09/2017 | APP |

Drawing Title

Mermond Place Public Wc

UPRN

Drawing Number

**01**

G&L Consultancy Ltd
Specialists in Asbestos Management

## BULK MATERIAL SAMPLE REPORT

| | | | |
|---|---|---|---|
| Reference No: | J062818 | Client Order No: | 4500336899 |
| Date Received: | 4 Sep 2017 | | |
| Client Name and Address: | Dorset Property, Princes House, Princes Street, Dorchester, Dorset DT1 1TP | | |
| Site Address: | Swanage Town Council BH19 2NZ | | |
| Sampling Officer: | Dorset Property | | |
| Date of Analysis: | 4 Sep 2017 | | |
| Analyst: | Richard Kerr | | |
| Approving Officer: | Deb Bristowe | Signed: | DBristowe |
| Issue Date: | 4 Sep 2017 | | |

### ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

| Site Ref | Lab Ref | Description | Analysis Result | Classification |
|---|---|---|---|---|
| 310817APP1 | BS077439 | Mermond WC ceiling - Textured coating | No Asbestos Detected | Not Applicable |

UKAS TESTING
2083

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929
Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

constructionline exor ACCREDITED COMPANY

## 6. Photographs.

Example of textured coating (Artex) to the plasterboard ceilings.

Example of a plastic cistern found in the toilet block.

Modern electrical switch gear.

Modern sealed hot water calorifier and extruded foam pipework insulation.

Modern ceramic floor tiles.

Man-made mineral fibre (glass) insulation above ceiling in roof space.

## 7. Emergency Procedure.

- The PRP, will generally be the person to report any concerns to regarding the condition of asbestos materials leading to the potential release of asbestos fibres
- Immediately isolate the affected area of concern and prevent access until it has been deemed safe to re-enter by a competent person/HSE or consultant

A competent asbestos consultant should be notified immediately and a site visit in order to assess the situation.

The degree of asbestos contamination will be assessed and appropriate remedial action advised such as air monitoring and visual inspection of the affected area.

If any person has been exposed to asbestos fibres, the degree of exposure should be determined and if deemed necessary appropriate action should be taken. As required by RIDDOR 1995 the Health and Safety Executive will be informed of the incident.

Damage to asbestos containing materials typically results from:

- Accidental damage.
- Disturbance during unknown/uncontrolled building works.
- Fire damage to the building, (asbestos materials are damaged and have spread).
- Vandalism.

In all instances disturbed asbestos materials will need to be assessed in terms of fibre release and Contamination. These areas cannot be occupied until the assessment has been made and any asbestos material deemed to be a risk have been repaired or removed.

In all instances the overwhelming aim is to protect persons from asbestos fibre release by preventing disturbance to asbestos containing materials, isolating areas where there is a potential for asbestos fibre release and taking the appropriate action to repair or remove the hazard.

If in doubt about any suspect material that is not listed within this report, please contact the Dorset Property, Technical Services Team.

## Appendix i - Guide to asbestos register spreadsheet information.

Property: Milton Abbas Primary School
Address: Milton Abbas
Forum
DT11 0BL

Property name and address.

Room name assigned either by the database team or with the duty holder

Additional information of material type, to enable specific management.

Additional information, comments, observations made in the course of managemening the asbestos installations.

Risk assessment category. A to E (high to low).

System generated unique hazard reference number

| | Building Location Information | | | | Material Information | | | Comments & Risk Information | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Block | Room | Sample Ref No | Description | Hazard Status | Hazard Location | Material | Sub Type | Recomendations/Comments | RA | Hazard ID |
| A | 0187 | | STORE | Hazard Not Detected | | | | No suspected asbestos materials detected | | HAZ27129 |
| A | 0188 | | STORE | Hazard Not Detected | | | | No suspected asbestos materials detected | | HAZ27130 |
| A | | | First Floor to main building | Hazard Removed | Soffits at High Level | Cement Products | Fully compressed flat sheet used for tiles,slates and board | Presumed removed during soffit removals in 2009 | | HAZ24663 |
| A | | AB01009010 | Reception Building | Hazard Confirmed | Cement Under cloaking to roof | Cement Products | Fully compressed flat sheet used for tiles,slates and board | Inspect at regular intervals | D | HAZ24665 |
| A | | AB01009013 | Main Building Roof | Hazard Confirmed | Cowl and Vent Pipe | Cement Products | Fully compressed flat sheet used for tiles,slates and board | Inspect at regular intervals | C | HAZ24664 |
| A | | AB99013002 | ENTRANCE CANOPY | Hazard Not Detected | Ceiling Panel outside room 0120 | | | No asbestos detected in sample | | HAZ24662 |
| A | | 6 | EXTERNAL | Hazard Not Detected | Roof tiles stored in crates outside boiler room | | | No asbestos detected in sample | | HAZ24661 |

Block Name: Name of block assigned either by the database team or with the duty holder.

Room number: Room number assigned either by the database team or with the duty holder (first number/ letter designates which floor you are on 0=Ground, 1= first).

Sample number: assigned if ther has been a sample of material taken for analysis within the room.

Desinates if a hazard been identified, removed or presumed.

Description of the material where a sample has been taken or where asbestos has been found.

Describes the type of asbestos material found.

**Appendix ii - Asbestos Survey Report; Contractor Signing Sheet**

**Notes:**
**This signing-in sheet should be completed and dated once the asbestos management survey report has been read and understood.**
**It is intended for visitors whose work may foreseeable bring them into contact with asbestos containing materials**

**You should not proceed to undertake any type of work on the structure of these building(s) if you are unsure of the location and extent of any asbestos materials present. Any suspected material not listed should be reported and work halted. Furthermore; some asbestos materials maybe hidden/concealed and or not labelled with warning stickers, exercise caution.**

| DATE | COMPANY OR ORGANISATION | NAME | SIGNATURE |
|---|---|---|---|
| | | | |
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