

ASBESTOS REFURBISHMENT SURVEY



Client:
Old Bolsover Town Council

Site Location:
Assembly Halls
Hill Top
Bolsover
Derbyshire
S44 6NG

**Job
reference:**
D-03165

Date:
06/12/2023



Report Date: 15/12/2023

Our Job Number: D-03165

Survey carried out by: Ian Reed

Dear Charlotte Taylor

Re: Assembly Halls, Hill Top, Bolsover, Derbyshire, S44 6NG:

This report is divided into the following relevant sections and sub sections

- Executive Summary & Scope
- Survey method and assessments
- Site Plan
- General property information
- Asbestos-Containing Materials Register Sheets
- Non Asbestos Registers – Showing which materials were tested and proved not to contain asbestos
- Laboratory Report – Laboratory certificate of analysis
- Additional Survey Notes

Yours sincerely











Ian Reed

EXECUTIVE SUMMARY TABLE OF ASBESTOS CONTAINING MATERIALS

Register Sheet	Sample Number	Icon	Location	Item	Quantity	Asbestos	MA Score	Control Action	Licensed
NO ASBESTOS CONTAINING MATERIALS FOUND									

EXECUTIVE SUMMARY TABLE OF NON - ASBESTOS CONTAINING MATERIALS

Assembly Halls						
Register Sheet	Sample Number	Icon	Location	Item	Asbestos	Control Action
1.	S001		GF003	Floor - Vinyl Flooring	NADIS	No further action
2.	S002		GF003	Floor - Vinyl Flooring	NADIS	No further action
3.	S003		External	External - Roof tile debris	NADIS	No further action
4.	S004		External	External - Verge boards	NADIS	No further action
5.	S005		External	External - Mastic to windows	NADIS	No further action
6.	S006		BA1	Internal wall - Insulation residues to wall	NADIS	No further action
7.	S007		BA1	Internal wall - Wrap to pipe	NADIS	No further action
8.	V002/a		GF004	Floor - Vinyl Flooring	NADIS	No further action

EXECUTIVE SUMMARY & SCOPE

Purpose of a management survey

Regulation 4 of the Control of Asbestos Regulations (2012) states the obligations that persons defined as "duty holders" must manage asbestos containing materials in non-domestic premises. This instrument defines a duty holder as being:

"Every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress there from; or In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who, to any extent, has control of that part of non-domestic premises or any means of access thereto or egress there from" - **CAR, 2012.**

Regulation 4 also states the following:

"In order to enable him ["dutyholder"] to manage the risk from asbestos in non-domestic premises, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises"

This management report satisfies this requirement by detailing the inspection findings, reporting the presence of asbestos containing materials in those areas given in the survey inspection detail. A management survey is the standard survey and will identify and assess the risks from asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Health and Safety Guidance - Publication "Asbestos: The Survey Guide (HSG 264)" details the material assessment that must be carried out to determine the risk posed by asbestos containing materials in buildings. This material risk assessment has been carried out on those materials strongly presumed or proven to contain asbestos. The resulting material assessment risk ratings can (in conjunction with the management recommendation made for these materials) then be used to form the basis of an asbestos management plan.

Purpose of a Refurbishment or Demolition Survey

The purpose of a Refurbishment and Demolition asbestos surveys are used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the area where the refurbishment work will take place or in the whole building if demolition or refurbishment is planned. To do this, investigations will need to be of an intrusive nature and involve destructive inspection techniques. Notwithstanding the purpose of refurbishment and demolition surveys, the practical reality is that no survey should ever be used as an absolute guarantee to have identified all asbestos containing materials.

Destructive inspection points will be in locations intended to represent the structure. Therefore, there remains the potential for hidden, obscured and discrete areas within the building fabric and/or structure that may contain asbestos containing materials that may only become apparent during demolition or refurbishment activities.

Inspection Scope

Areas of the property surveyed comprise briefly of:

- Internal and external areas. No specific refurbishment scope was supplied.

Survey Method and Assessments

This survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The survey guide, HSG248 Asbestos: The analysts' guide

During the survey, TACsurveys will have assessed the risk each material identified poses and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems – the material risk assessment and the priority risk assessment.

The material risk assessment considers the type and condition of ACMs and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

An algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed ACMs will normally be scored as containing Chrysotile asbestos [1], unless there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a material risk assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

All management surveys will include a material risk assessment for asbestos containing materials identified. Unless requested by the Client or advised, materials identified within a demolition survey will not include a material risk assessment as it is anticipated that all materials will be removed from site.

The material risk assessment highlights immediately the materials of high risk. The priority for asbestos management is determined by carrying out a further assessment called the priority risk assessment. As part of our surveying strategy TACsurveys will only conduct a material risk assessment on site due to the surveyors' limited knowledge regarding occupancy and usage etc. We will offer advice to the duty holder in the completion of the PA should it be required.

The survey conducted by TACsurveys will involve both visual inspection and the sampling of suspicious materials. The surveyor will make an informed decision at the time of the survey as to which method is used. Typical conditions which could hinder sampling could include a buildings construction, occupancy and general condition.

Where materials suspected to contain Asbestos were found they were sampled in line with HSG 264. Where there were large areas of visually similar materials then only a few samples were taken. It was considered that these would be representative of the whole area. In a similar vein where several similar materials / items were found then fewer samples were taken. Some materials may have been presumed to contain asbestos where, at the time of the survey it was considered too hazardous to sample. Such hazards could include height, electricity or public occupancy.

Surveying

Although all survey areas that have been examined are reported in accordance with HSG 264 and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey type undertaken.

All areas will have been surveyed unless mentioned elsewhere in the report. TACsurveys does not report on the individual elements to a room's construction but reports merely on the locations of samples taken and the results of such samples. The surveyor will at the time of the survey use their experience and judgement to ascertain which strategy if any at all is used to determine the presence of asbestos.

If the report site plan has a room identification icon present for example GF1; then the room will have been surveyed (including all small sub-rooms & cupboards etc.). All areas not accessed will be mentioned in the No Access section of the register sheets.

Non-asbestos Materials

The surveyor will use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically "non-asbestos" building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario will be denoted with a 'P' and will be seen in the Executive Summary and Asbestos register sheets

Duty Holder responsibilities upon receipt of an Asbestos Survey Report

HSG264 Asbestos: The survey guide states that the duty holder has responsibilities to check to ensure the report is suitable for their purposes including:

- Check the survey type is that requested;
- Check all rooms and areas have been accessed;
- Check diagrams and plans included in the report;
- Check for errors and/or discrepancies.

Sampling of Materials

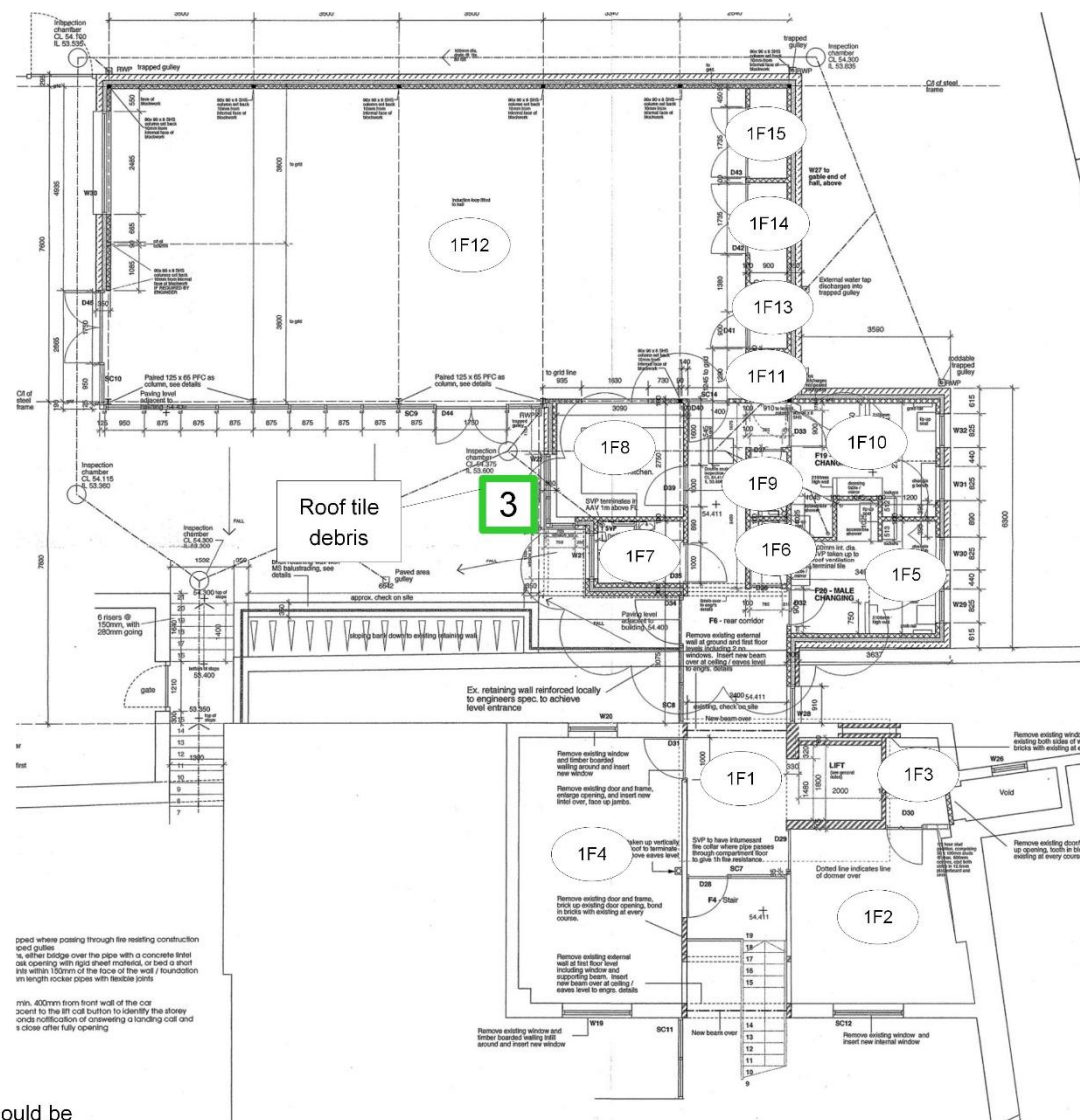
If access to the material permits; a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. If works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

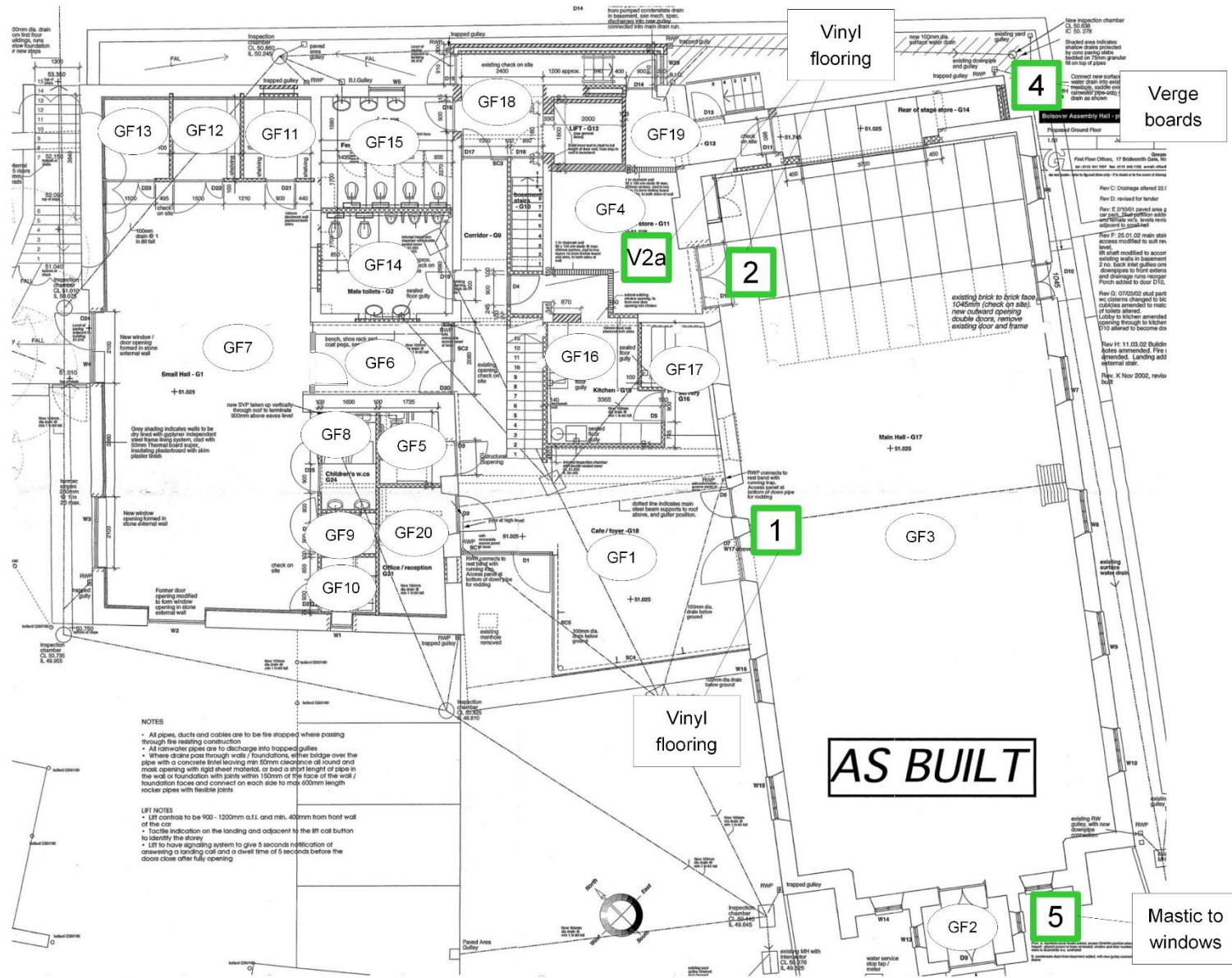
Visually Similar Referencing

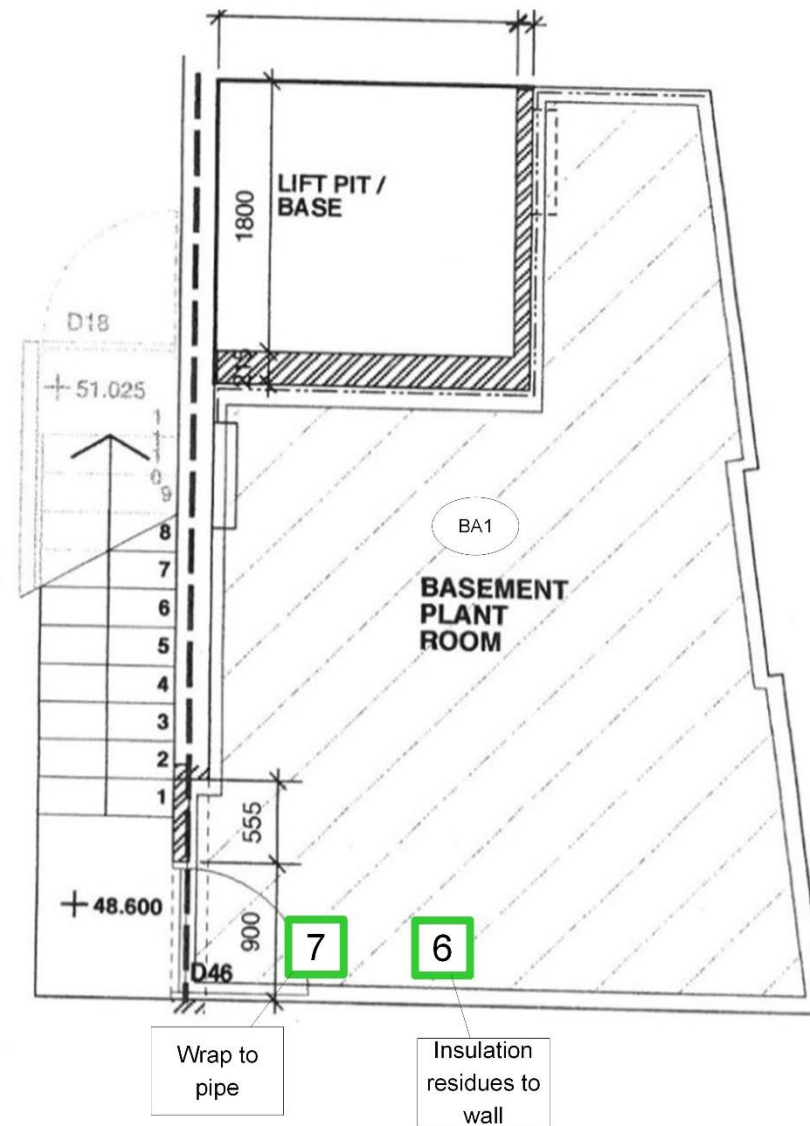
In the event of a suspect material being encountered with a frequency that does not permit repeated re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance e.g. colour) to that of the material to which it is referenced. Items that have been deemed visually similar will be denoted on the site plan by a 'V' icon. V1a for example represents the first occurrence of sample 1, the letter 'b' would represent the second occurrence e.g. V1b.

Asbestos Removal

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials; it purely provides support. Extents and quantities recorded during the survey have been estimated to the best of the surveyor's ability; however, these shall require verification and accurate measurement prior to removal of the asbestos containing materials through production of an appropriate Technical Specification and Scope of Works from an asbestos removal contractor.









GENERAL PROPERTY INFORMATION	
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Feature	Detail
Approx. Age of Main Structure:	1800's
Property in Use as:	Community Centre
Number of Storeys:	Three
Outbuildings:	None
Roof frame:	Timber and steel
Roof covering(s)	Slate roof tiles
Wall cladding (if applicable)	Timber
Fascia and Soffits:	Timber
Internal Ceilings:	Plasterboard
External Walls:	Brick
Rainwater Goods:	Plastic
Internal Walls:	Plaster
Beams and Columns:	Timber and steel
Staircase(s):	Concrete
Intermediate Floor(s):	Timber
Ground Floor(s):	Concrete
Basement Floor(s):	Concrete
Heating System:	Gas fired
Pipe work:	Metal


Additional Surveyor Notes

The following were observed by the surveyor during the survey.

Location	Notes
GF18	Modern stair nosings.
GF11	Modern fuse boards.
GF3	The room could not be accessed due to height.
GF4	Plaster ceilings and walls with concrete flooring.
GF10	Modern sink unit.
1F12	Plasterboard ceiling and walls, steel beams and timber flooring.
GF14	Plasterboard ceiling and walls, ceramic sanitary ware with modern vinyl flooring.
External	Slate roof tiles.
1F4 ceiling void	Modern sarking felt, timber frame, brick walls and MMMF insulation.
BA1	Modern water heater.
1F4	Plasterboard ceiling and walls with carpet flooring.
GF3	Plasterboard ceiling and walls, ceramic tile floor, timber stage and modern plastic skirting.
1F5	Plasterboard ceiling and walls with modern vinyl flooring.
GF7	Plaster ceiling, timber beams and plaster walls with laminate flooring.
GF16	Plasterboard ceiling and walls, modern sink and water heater with modern vinyl flooring.
1F8	Plasterboard ceiling and walls, modern sink unit with modern vinyl flooring.
GF4	Plasterboard ceiling and walls with metal ducting.
1F3	Modern boiler unit.
External	Metal windows and timber soffits.
GF2	Plaster ceiling and walls with timber and ceramic tile floor.
GF4	The room could not be accessed due to height.
GF19	Timber boxing to metal pipework.

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	1

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S001		GF003	Floor - Vinyl Flooring	2m ²	NADIS




Surveyor comments

Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	2

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S002		GF003	Floor - Vinyl Flooring	1m ²	NADIS




Surveyor comments

Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	3

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S003		External	External - Roof tile debris	<1m ²	NADIS



Surveyor comments


Source of tiles unknown. Main roofs are natural slate.

Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	4

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S004		External	External - Verge boards	2LM	NADIS




Surveyor comments

Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	5

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S005		External	External - Mastic to windows	NQ	NADIS



Surveyor comments


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Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	6

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S006		BA1	Internal wall - Insulation residues to wall	NQ	NADIS




Surveyor comments

Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	7

Sample	Icon	Location	Sample description	Quantity	Asbestos type
S007		BA1	Internal wall - Wrap to pipe	1LM	NADIS



Surveyor comments

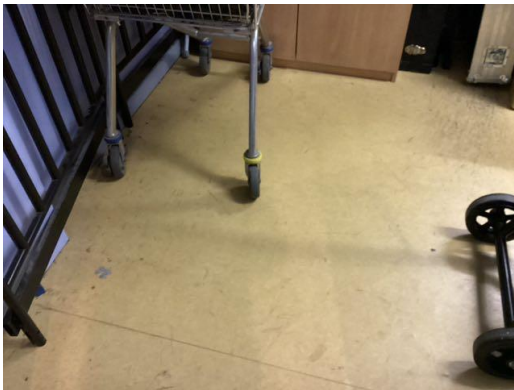
Action

No further action required

NON - ASBESTOS REGISTER

Address	Reference No.	Register sheet No.
Assembly Halls Hill Top Bolsover Derbyshire S44 6NG	D-03165	8

Sample	Icon	Location	Sample description	Quantity	Asbestos type
V002/a	V	GF004	Floor - Vinyl Flooring	15m ²	NADIS



Surveyor comments

Action

No further action required

MATERIAL ASSESSMENT ALGORITHMS

Parameter	Score	Examples	Parameter	Score	Examples
Product Type (or debris from product)	1 (low)	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	Surface Treatment (not required in Refurbishment/ Demolition Survey when materials are to be removed)	0 (none)	Non-friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles encapsulated cement
	2 (medium)	Asbestos insulating board, mill boards, other low-density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
				3 (high)	Unsealed lagging and sprays.
Extent of damage or deterioration (not required in Refurbishment/ Demolition Survey when materials are to be removed)	0 (none)	Good condition: no visible damage	Asbestos Type	1	Chrysotile
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.		2	Amosite (and other amphiboles excluding Crocidolite)
	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.		3	Crocidolite
	3 (high)	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris			

<1 M2 on the register sheet. This may appear on the Register Sheet relating to the area or volume of asbestos. This can mean that the quantity of asbestos material could not be accurately assessed on site.

PRIORITY ASSESSMENT ALGORITHMS

Occupant Activity			PRIORITY ASSESSMENT	Human Exposure	
Parameter	Score	Examples	Parameter	Score	Examples
Main type of activity and secondary activities	0	Rare disturbance activity (e.g. little used store room)	Number of occupants	0	None
	1	Low disturbance activities (e.g. office type activity)		1	1-3
				2	4-10
				3	>10
	2	Periodic disturbance (e.g. industrial or vehicular activity that may contact ACMs)	Frequency of use	0	Infrequent
	3	High levels of disturbance (e.g. fire door with AIB sheet in constant use)		1	Monthly
				2	Weekly
				3	Daily
Likelihood of Disturbance			Average time in use	0	<1 hour
Parameter	Score	Examples		1	>1 to <3 hours
				2	>3 - <6 hours
				3	>6 hours
Location	0	Outdoors	Maintenance Activity		
	1	Large rooms or well-ventilated areas			
	2	Rooms up to 100sqm			
	3	Confined spaces			
Accessibility	0	Usually inaccessible or unlikely to be disturbed	Type of maintenance activity	0	Minor (e.g. possibility of contact when gaining access)
	1	Occasionally likely to be disturbed		1	Low (e.g. changing light bulb in AIB ceiling)
	2	Easily disturbed		2	Medium (e.g. lifting AIB ceiling tiles to access valve)
	3	Routinely disturbed		3	High (e.g. removing AIB ceiling tiles for recabling, etc)
Quantity	0	Small amount or items (e.g. strings, gaskets)	Disturbance Frequency	0	ACM unlikely to be disturbed for maintenance
	1	≤10sqm or ≤10m pipe run		1	≤1 per year
	2	>10 to ≤50sqm or >10 to ≤50m pipe run		2	>1 per year
	3	>50sqm or >50m pipe run		3	>1 per month

<1 M2 on the register sheet. This may appear on the Register Sheet relating to the area or volume of asbestos. This can mean that the quantity of asbestos material could not be accurately assessed on site.



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

 STANDARD
 PREMIUM
 EMERGENCY

Client:	TAC SURVEYS LTD	Analysis Report No.	SCO/23/32361	
Address:	14 SALCOMBE WAY DERBY DE73 6XP	Report Date:	11/12/23	
Attention:	IAN REED	Site Ref No.	D3165	
Site Address:	ASSEMBLY ROOMS HILL TOP BOLSOVER DERBYSHIRE, S44 6NG	Page No:	1	Of 1
Date sample taken:	UNKNOWN	No. of Samples:	7	
Date sample received:	11/12/23	Obtained:	DELIVERED	
Date of Analysis:	11/12/23			

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. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	1	GF3 – VINYL FLOORING	NADIS
2	2	GF3 – VINYL FLOORING	NADIS
3	3	EXTERNAL – ROOF TILE DEBRIS	NADIS
4	4	EXTERNAL – VERGE BOARDS	NADIS
5	5	EXTERNAL – MASTIC TO WINDOWS	NADIS
6	6	BA1 – INSULATION RESIDUES TO WALL	NADIS
7	7	BA1 – WRAP TO PIPE	NADIS


KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *


Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M


BULK 001-VER 8 14-JUN-22-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


ADDITIONAL SURVEY NOTES


Location:	GF18	
Notes:	Modern stair nosings.	
Location:	GF11	
Notes:	Modern fuse boards.	


Location:	GF3	
Notes:	The room could not be accessed due to height.	


Location:	GF4	
Notes:	Plaster ceilings and walls with concrete flooring.	


Location:	GF10	
Notes:	Modern sink unit.	


Location:	1F12	
Notes:	Plasterboard ceiling and walls, steel beams and timber flooring.	


Location:	GF14	
Notes:	Plasterboard ceiling and walls, ceramic sanitary ware with modern vinyl flooring.	


Location:	External	
Notes:	Slate roof tiles.	


Location:	1F4 ceiling void	
Notes:	Modern sarking felt, timber frame, brick walls and MMMF insulation.	


Location:	BA1	
Notes:	Modern water heater.	


Location:	1F4	
Notes:	Plasterboard ceiling and walls with carpet flooring.	


Location:	GF3	
Notes:	Plasterboard ceiling and walls, ceramic tile floor, timber stage and modern plastic skirting.	


Location:	1F5	
Notes:	Plasterboard ceiling and walls with modern vinyl flooring.	


Location:	GF7	
Notes:	Plaster ceiling, timber beams and plaster walls with laminate flooring.	

Location:	GF16	
Notes:	Plasterboard ceiling and walls, modern sink and water heater with modern vinyl flooring.	


Location:	1F8	
Notes:	Plasterboard ceiling and walls, modern sink unit with modern vinyl flooring.	

Location:	GF4	
Notes:	Plasterboard ceiling and walls with metal ducting.	

Location:	1F3	
Notes:	Modern boiler unit.	

Location:	External	
Notes:	Metal windows and timber soffits.	

Location:	GF2	
Notes:	Plaster ceiling and walls with timber and ceramic tile floor.	

Location:	GF4	
Notes:	The room could not be accessed due to height.	

Location:	GF19	
Notes:	Timber boxing to metal pipework.	