SCANCROSS

ENVIRONMENTAL SERVICES LTD.

Sanders, Kingswood Road,
Tylers Green, Penn, Bucks HP10 8JE
Telephone: 01494 813634 Fax: 01494 817188
E mail: enquiries@scancross.com

Report Number 50599

Asbestos survey at
Didcot Town Council
Lloyds Rec. and Edmonds Park
Various Buildings

CARRIED OUT BY: ***Scancross Environmental Services limited***

ON BEHALF OF: ***Didcot Town Council***

SURVEY DATE: ***6th September 2005***

REPORT ISSUE DATE: ***29th September 2005***

PREPARED BY: .....

Martin Harris
Scancross Environmental Services

1.0 INTRODUCTION

Scancross were given an instruction by Mrs J. R. Underwood to carry out a type two asbestos sampling survey at the Lloyds Rec. pavilion, the Edmonds park pavilion, the Edmonds park storage block and the Motorcycle workshop. The survey was carried out on 6th September 2005.

The purpose of the survey was to identify asbestos materials that may be present within the buildings construction and fittings in order to compile an asbestos register of items which may be disturbed during normal activities or specific works and to comply with current legislation.

2.0 OBSERVATIONS

2.1 Site

Lloyds Rec. Pavilion

1. This building is a sports ground changing room facility of brick/block construction and plaster/plasterboard internal linings. The roof is pitched and clad in profiled corrugated roof sheets. The internal ceilings have an artex decorative coating applied to their surface. Both the profiled roof sheets and the artex coatings were sampled and found not to contain any asbestos fibres. This was also true of the kitchen sink pad.
2. Within the loft areas, and lying on the back of the plasterboard ceilings, broken profiled cement debris was observed that has been tested and found to contain Chrysotile asbestos fibres in significant quantities. This appears to be the remains of the original asbestos cement roof sheets that have been poorly removed when the roof sheets were replaced. This debris is scattered throughout the whole of the roof space.

Edmonds Park Pavilion

1. This building is a sports ground changing room facility of brick/block construction and plaster/plasterboard/ply and fibreboard internal linings. The roof is pitched and clad in profiled corrugated roof sheets. The profiled roof sheets and a sink pad were tested and found not to contain any asbestos fibres.
2. Within the shower area of the facility the ceiling was tested and found to be an insulation board containing Amosite asbestos in significant quantities. Also above this ceiling and within the roof space, profiled cement debris was observed that was tested and found to contain Chrysotile asbestos in significant quantities. This appears to be the remains of the original asbestos cement roof sheets that have been poorly removed when the roof sheets were

replaced. This debris is scattered throughout the whole of the shower area roof space. The ceilings to the other areas of the facility have been replaced or installed since the roof was replaced and are therefore unaffected by old roof debris.

Edmonds Park Storage Block

1. This is the storage facility for the council run grounds and maintenance division. It is of brick/block construction with pitched strawboard and felt roof. There are timber/plasterboard internal linings and boxing. Some lagged pipes were observed but these were of a modern sectional fibreglass construction. Outside, some profiled roof sheets were observed stacked and stored in the yard area. These are the leftover spares from the installation of new profiled roofs and do not contain any asbestos fibres. No asbestos containing materials were observed within this building; however, there was no access possible to the old water tank storage area.

Motorcycle Workshop

1. This is a former electrical sub-station building now converted into a workshop for the repair and maintenance of motorcycles. It is of brick/block construction with a pitched roof clad in clay tiles. Internal linings are of plaster/plasterboard with a plasterboard lay in grid suspended ceiling. Above the suspended ceiling an internal rood lining was observed constructed from profiled sheets that have been tested and found to contain Chrysotile asbestos in significant quantities. The external roof eaves soffite board was also observed to be the same asbestos cement material.

2.1 RECOMMENDATIONS

Asbestos containing materials should not be disturbed. Measures should be put in place to prevent accidental exposure by staff, contractors and any other users of the building. Any disturbance to asbestos containing materials should only be carried out by a contractor licensed by the Health and Safety Executive (as per the Asbestos Licensing Regulations 1983) and giving the statutory notices to the Health and Safety Executive. All asbestos containing materials must be treated in accordance with the Control of Asbestos at Work Act 2002 and, specifically, the asbestos containing materials that have been located within this building should be managed in accordance with Regulation 4 of the said act. This survey and report forms part of the compliance with Regulation 4, however, further active systems of management are required. Advice should be sought as to the implementation of Regulation 4. As a first step towards full compliance, we would recommend carrying out the priority risk assessment as detailed in section 5.2 of our report. This should be carried out by someone familiar with the use of the building (and, consequently, not by our surveyor). The score achieved for each material can then be set against the scoring table listed as 'potential risk' within the material condition assessment listed in section 5.1. The aim of this process is for the building manager to put all asbestos located within this report into an order of priority based on known risks. This will then include risks that are outside the knowledge of our surveyor.

1. The roof space above the ceiling within the Lloyds Rec. pavilion should be placed under restricted access until the debris can be removed and the area decontaminated.
2. The Insulation board ceiling to the Edmonds park pavilion requires some patch repair and sealing. It should also be labelled as a hazard. The roof space above should not be accessed by anyone due to the broken roof debris but also due to the fact that the insulation board ceiling is raw and untreated on the upward facing side. Consideration should be given to the complete removal of the insulation board ceiling to the shower area.
3. The profiled sheets above the suspended ceiling within the Motorcycle workshop are located out of harms way and are not visible from below. However they should be labelled as a hazard.

3.0 ASBESTOS IDENTIFICATION AND ANALYSIS

There are three main types of asbestos, blue (Crocidolite), brown (Amosite) and white (Chrysotile). Each type of asbestos was used in the manufacture of a wide variety of products. Below we have listed the typical forms of asbestos bearing material.

3.1 Sprayed coatings

These are a mixture of hydrated asbestos cement and approximately 85% asbestos fibre. It was used for anti-condensation and accoustic control in buildings; decorative finishes and as fire protection for structural steel etc. Any of the three main types may be used for sprayed coatings but Amosite was the most common. Sprayed asbestos is sometimes found on ceilings and steelwork. It is very friable material and is likely to release fibres.

3.2 Thermal insulation

This term covers a wide range of materials including pipe sections, slabs, tape, paper, quilts, felts, blankets and plastered cement. Lagging may have a protective covering of cloth, tape, paper, metal or cement. Any asbestos type may be found in lagging. Quilts, mattresses and blankets may contain up to 100% asbestos.

Asbestos lagging was widely used in public buildings, factories and hospitals as pipe and plant insulation. Quilts are common on steam boilers. Asbestos rope was wound around pipework or used as gaskets. A small number of houses have "loose fill" asbestos loft or duct insulation. Asbestos has also been used as insulation between floors.

Lagging is susceptible to damage unless well coated due to leaks from pipes or boilers.

3.3 *Asbestos insulating board*

This has a density approx. 700kg/cu.m and contains about 16-40% asbestos mixed with hydrated Portland cement or calcium silicate. It is sometimes referred to as the trade name "Asbestolux". Crocidolite was used in some insulating boards but they are generally formed from Amosite with a small amount of Chrysotile.

Asbestos boards were widely used as fire protection, thermal and accoustic insulation, resistance to moisture and as general building board. They are often found as ceiling tiles, firebreaks, infill panels, wall linings, bath panels, external canopies, porch linings, in lift shafts and in ducts.

Insulating board linings are found as cladding infill panels, oven linings and suspended floor systems.

Asbestos insulating board can be very friable when damaged.

3.4 *Asbestos cement*

This has a density of approximately 1500kg/cu.m and contains about 10-15% asbestos. Crocidolite and Amosite have been used in asbestos cement products but Chrysotile is the most common type.

Asbestos cement is very common and has a wide variety of uses such as roofing, wall cladding, partitioning, decorative panels, bath panels, soffits, portable buildings, fire surrounds, cisterns and tanks, drains, sewer pipes, flue pipes, gutters, fencing, cable troughs and conduits, ventilators and ducts.

It is a very hard substance but may release fibres if abraded, sawn or if it has deteriorated or decomposed.

3.5 Bitumen and felts

Asbestos fibre may be found in roofing felts, flashing tapes, damp proof courses& bitumen sink pads. This is sometimes in the form of asbestos paper in bitumen matrix. These materials may become brittle with age but during normal use they do not present a hazard. Asbestos mixed with bitumen or bitumen re-inforced with asbestos paper was sometimes used as a coating for corrugated steel. This was used as roofing and wall cladding in warehouses and factories. The asbestos is firmly bound but may be released if the bitumen is burned off.

3.6 Flooring materials

Asbestos may be present in certain PVC and thermoplastic floor tiles and sheet material. Also, some types of PVC flooring have a backing of asbestos paper. Fibres bonded into the flooring may be released as the material wears.

3.7 Textured coatings and paints

Asbestos may be present in some textured coatings or paints. Fibres will be released if the coating is sanded or scraped dry.

3.8 Mastics, sealants and putties

Small amounts of asbestos may be present in mastics, waterproofing sealants, putties and adhesives to improve covering power and to prevent cracking and "slumping".

4.0 SURVEY METHODOLOGY

4.2 Survey types

The object of the survey was to locate and quantify asbestos containing materials within the buildings. There are three types of survey method as defined in HSE MDHS 100. They are defined as;

Type 1: Location and assessment survey (presumptive survey)

The purpose of this survey is to locate, as far as is reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the building and assess their condition. This survey essentially defers the need to sample and analyse for asbestos (or the absence thereof) until a later time (e.g. prior to demolition or major refurbishment). The duty holder bears potential additional costs of management for some non-asbestos containing materials. All areas should be assessed and inspected as far as reasonably practicable (e.g. above false ceilings and inside risers, service ducts, lift shafts, etc) or must be presumed to contain asbestos. Any material which can reasonably be expected to contain asbestos must be presumed to contain asbestos, and where it appears highly likely to contain asbestos, there should be a strong presumption that it does. All materials which are presumed to contain asbestos must be assessed.

Type 2: Standard sampling, identification and assessment survey (sampling survey)

The purpose and procedures used in this survey are the same as for type 1, except that representative samples are collected and analysed to confirm or refute the surveyors judgement. If the material sampled is found to contain asbestos, other similar homogenous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogenous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is present or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise, after the type 1 survey is complete.

* Extracts taken from MDHS 100

Type 3: Full access sampling and identification survey (pre-demolition/major refurbishment surveys)

This type of survey is used to locate and describe, as far as is reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs are made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

Within the building where materials of this type were encountered, the Scancross consultant looked at all the accessible materials and carried out bulk sampling as necessary.

4.3 Bulk Sampling

Bulk sampling was designed to reflect the extent of any material and made allowance for any apparent change in a materials appearance or texture. It is often sufficient to obtain just a single sample from a large expanse of material, which is obviously uniform in construction (for example a large sheet of insulation board). In other cases several samples may have been required in only a small area (for example a section of pipe lagging which may have utilised different materials along its length).

Bulk samples were obtained using appropriate extraction tools and, where necessary suitable protective clothing and RPE were worn during the sampling exercise. All samples were double wrapped within impermeable plastic bags before being taken for subsequent analysis. Analysis of samples was undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in-house standards, HSE MDHS 77, and under full UKAS accreditation for such activities.

* Extracts taken from MDHS 100

4.4 Scope

Any materials, which the attending consultant considered suspicious, were sampled and the offending material rendered as safe as possible until the outcome of sample analysis was known.

Where materials were obviously similar to those already encountered, further sampling was not necessarily carried out. The subsequent un-sampled materials were awarded an 'X' number to indicate the likelihood of an asbestos content. Where an 'X' number appears in this report followed by a number, the numbers alongside it denote the original sample number to which the material should be referenced, and which is considered to be a representative sample of the material. It should be assumed that results of analysis would be comparable. This approach is designed to avoid the taking of large numbers of similar samples or non-asbestos samples.

Where an 'X' sample is followed by a letter, this indicates a suspect material which has not been sampled for reasons of access or otherwise, but which the attending consultant believed may contain asbestos. In these instances, no representative samples have been obtained. Any such materials will be 'STRONGLY PRESUMED' to contain asbestos, and will appear in the appendices of this report as such. Where materials have been 'Strongly Presumed' to contain asbestos, they shall be recorded as containing Crocidolite asbestos.

This survey report details samples positively identified as containing asbestos using our documented in-house method of bulk sample identification. A full list of asbestos materials identified will be detailed within the asbestos asset register included with this report. It is the clients' responsibility to ensure that the recommendations detailed in this report are acted upon. Any category A or B materials will require immediate consideration. All materials identified as containing asbestos should be suitably labelled with asbestos warning signs or with an approved labelling system, which will identify the materials only to those persons to whom the information is relevant.

Any remedial works carried out on asbestos materials as a result of this report should be performed by an asbestos removal contractor licensed for such works by the HSE.

5.0 RISK ASSESSMENT

The duty-holder at a premises is required by law to assess and reduce to the lowest levels reasonably practicable the potential hazard for fibre release that any Asbestos Containing Materials (ACMs) represent. In order to comply with this duty, two separate assessments must be carried out.

The first assessment, known as a Material Assessment, should and has been carried out by ourselves during the course of the survey to ascertain the type and condition of the ACM. An additive algorithm is included within MDHS 100 which gives clear guidance on the production of this assessment. This value is recorded within the condition section of the photo report.

The second stage of the assessment, known as a Priority Assessment, is carried out by the duty-holder, and reflects their greater knowledge of the use of the building and the potential for disturbance to the material. Guidance on this section of the assessment can be found within the HSE publication HSG 227.

In addition to these basic assessments, we have included within this report a quick reference risk assessment carried out by ourselves, which is designed to give the client an immediate indication of the potential for fibre release upon receipt of the report and prior to carrying out their own Priority Assessment. This should only be used as an indicator, and the client should still endeavour to carry out their own Priority Assessment at the earliest opportunity.

5.1 Material Assessment – Condition Report

The four main parameters which will determine the amount of fibre release from an ACM when subject to standard disturbance are :-

- Product Type
- Extent of Deterioration
- Surface Treatment
- Asbestos Type

Each parameter is scored as :-

High	3
Medium	2
Low	1
Nil	0

The potential for fibre release is then calculated as follows :-

Potential risk	**Score**
High potential to release fibres	10 - 12
Medium potential to release fibres	7 - 9
Low potential to release fibres	5 - 6
Very low potential to release fibres	2 - 4
Non asbestos materials	0

5.1.1 Material assessment algorithm **

Sample variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, millboard, Other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, 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	0	Good condition: no visible damage
	1	Low damage: a few scratches or Surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged or is bare revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.

** Information on Material Assessment Algorithm extracted from MDHS 100

Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, 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	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

** Information on Material Assessment Algorithm extracted from MDHS 100

5.2 *Priority Assessment*

The priority assessment is designed to give a clearer indication of the likelihood of disturbance and exposure to the Asbestos Containing Materials (ACMs) identified at a premises, and is based on a working knowledge of the buildings use and activities. For this reason, it is usually compiled by the person responsible for health and safety at any given premises. The four main parameters assessed are:-

- Normal occupant activity
- Likelihood of disturbance
- Human exposure potential
- Maintenance activity

Assessment Factor	**Score**	**Examples of score variables *****
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or Vehicular activity which may contact ACMs)
	3	High levels of disturbance (eg Firedoor with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m2
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, Gaskets)
	1	<10m2 or 10Lm pipe run
	2	>10m2 to <50m2 or >10Lm to <50Lm pipe run
	3	>50m2 or >50Lm pipe run

*** Information on Priority Assessment Algorithm extracted from HSG 227

Assessment Factor	Score	Examples of score variables
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulting board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)

*** Information on Priority Assessment Algorithm extracted from HSG 227

6.0 RISK RATING

6.1 Categories

Our own quick reference risk assessment scheme operates under an additive algorithm which uses the material assessment scoring system in conjunction with three further categories which give an indication of the likelihood of disturbance and potential for significant fibre release. This is designed to supplement but not replace the clients own Priority Assessment. The supplementary categories are:-

- ***Position***
- ***Accessibility***
- ***Content***

The scoring for the supplementary categories are:-

Position:	Exterior	0 points
	Interior	1 point
	Heating system	2 points
	Air flow	3 points

Asbestos associated with heating creates a greater risk potential, as there is an increased likelihood of it being worked on or damaged. If asbestos is located within a direct air-flow, e.g. ventilation trunking, the risk increases. The risk from asbestos in the external environment is less than from asbestos within a building.

Accessibility:	Low	1 point
	Medium	2 points
	High	3 points

This is a subjective assessment and is based on the surveyors' knowledge of the use of the building. It takes into account the likelihood of a material being disturbed during maintenance, and the ease with which the material can be damaged or accessed during normal everyday activities.

Content:	Trace	1 point	0-5%
	Significant	2 points	5-50%
	Dominant	3 points	50-100%

The above quantities are subjective assessments which take into account the greater potential for fibre release from an ACM with a higher concentration of asbestos fibres within their matrix, and allow for a more informed risk assessment to be produced. They are recorded for that purpose only.

6.2 Ratings

Risk ratings are designed to give the duty-holder a quick reference guide to the potential for asbestos fibre release presented by any identified ACMs. The points awarded under the various headings in the risk assessment are totalled and the result is used to determine the rating – the higher the number of points, the greater the risk. The ratings should be interpreted as follows:-

Category A 14+ points

The materials identified as category A are those high priority materials which represent a significant and immediate danger to the buildings occupants and/or any persons who might be incidentally exposed. Materials within this category generally contain at least a significant amount of asbestos, are located in an area where airborne fibre release is likely to cause harm, and have not been maintained in the best condition. Removal of the offending material should be carried out at the earliest opportunity or the material should be made safe as soon as possible.

Category B 12-13 points

Category B materials represent a significant but not necessarily immediate danger to those persons likely to come into contact with them. There may be a variety of reasons why the materials have accumulated enough points to fall within this category but generally, they tend to be poorly located and in a relatively poor condition. Efforts should be made to render the material safe or carry out removal at the earliest opportunity. If the materials are not removed, a regular program of inspection should take place to ensure that the material is being maintained in good condition.

Category C 8-11 points

Materials within this category are of relatively low risk. It may be that they are located outside of harms way or that the nature of the material is such that it is unlikely to give rise to airborne asbestos fibre. Any materials within this category identified as being unsealed should have a suitable sealant applied and maintained. It is recommended that any situations within this category be inspected on at least a six monthly basis to ascertain any change in circumstances, which may require a reassessment of risk.

Category D 1-7 points

Situations within this category are of the lowest priority and will include products in good condition located outside of harms way and the lower risk materials. The situation should be monitored on the basis of an annual inspection cycle to ascertain any change in category.

Category E 0 points

This will be all sampled materials within which no asbestos was identified during analysis.

7.0 LEGAL REQUIREMENTS

7.1 Duties of Employers

All work with asbestos containing materials is controlled under the Control of Asbestos at Work (CAW) Regulations 2002. The object of these regulations, which are made under the Health & Safety at Work etc. Act 1974, is to minimise workers exposure to asbestos fibres in the workplace.

The Control of Asbestos at Work (CAW) Regulations 2002 dictate that a duty-holder has to manage the asbestos risk within his non-domestic property.

**(1) In this regulation "the dutyholder" means -

(a) 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 therefrom; or

(b) in relation to any part of non-domestic premises where there is no such contract or tenancy, every person who has, to any extent, control of that part of those non-domestic premises or any means of access thereto or egress therefrom,

and where there is more than one dutyholder, the relative contribution to be made by each such person in complying with the requirements of this regulation will be determined by the nature and extent of the maintenance and repair obligation owed by that person.

(2) Every person shall cooperate with the dutyholder so far as is necessary to enable the dutyholder to comply with his duties under this regulation.

(3) In order to enable him 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.

** Extracts taken from Control of Asbestos at Work Regulations 2002

(4) In making the assessment -

(a) such steps as are reasonable in the circumstances shall be taken; and

(b) the condition of any asbestos which is, or has been assumed to be, present in the premises shall be considered.

(5) Without prejudice to the generality of paragraph (4), the dutyholder shall ensure that -

(a) account is taken of building plans or other relevant information and of the age of the premises; and

(b) an inspection is made of those parts of the premises which are reasonably accessible.

6) The dutyholder shall ensure that the assessment is reviewed forthwith if -

(a) there is reason to suspect that the assessment is no longer valid; or

(b) there has been a significant change in the premises to which the assessment relates.

(7) The dutyholder shall ensure that the conclusions of the assessment and every review are recorded.

(8) Where the assessment shows that asbestos is or is liable to be present in any part of the premises the dutyholder shall ensure that -

(a) a determination of the risk from that asbestos is made;

(b) a written plan identifying those parts of the premises concerned is prepared; and

(c) the measures which are to be taken for managing the risk are specified in the written plan.

(9) The measures to be specified in the plan for managing the risk shall include adequate measures for -

(a) monitoring the condition of any asbestos or any substance containing or suspected of containing asbestos;

** Extracts taken from Control of Asbestos at Work Regulations 2002

(b) ensuring any asbestos or any such substance is properly maintained or where necessary safely removed; and

(c) ensuring that information about the location and condition of any asbestos or any such substance is -

(i) provided to every person liable to disturb it, and

(ii) made available to the emergency services.

(10) The dutyholder shall ensure that -

(a) the plan is reviewed and revised at regular intervals, and forthwith if -

(i) there is reason to suspect that the plan is no longer valid, or

(ii) there has been a significant change in the premises to which the plan relates;

(b) the measures specified in the plan are implemented; and

(c) the measures taken to implement the plan are recorded.

(11) In this regulation, a reference to –

(a) "the assessment" is a reference to the assessment required by paragraph (3);

(b) "the premises" is a reference to the non-domestic premises referred to in paragraph (1); and

(c) "the plan" is a reference to the plan required by paragraph (8).

7.2 Terms of Reference

Statutory Regulations and Approved Codes of Practice

Such regulations include but are not necessarily limited to the following:-

- Control of Asbestos at Work Act 2002
- Health and Safety at Work Act 1974
- Deposit of Poisonous Wastes Act 1972
- Control of Pollution Act 1974
- Health and Safety Act 1981
- Asbestos (Licensing) Regulations (HSE 1983)
- Construction (Design and Management) Regulations 1994
- Work with Asbestos Insulation, Asbestos Coatings and Asbestos Insulating Board 1987
- Control of Substances Hazardous to Health Regulations 1999

8.0 LIMITS OF SURVEY

8.1 Disclaimer

For the purpose of this exercise sampling was non-destructive and stopped short of breaking into walls, floor ducts etc., and was confined to those materials suspected by the surveyor of containing asbestos, or materials which the surveyor considered would probably be representative of others of similar appearance. This approach is designed to avoid the taking and analysis of large numbers of similar samples, or non-asbestos samples. Further, our report is given on the strict understanding that the land around and beneath the survey perimeter has not been tested for contamination or pollution. Testing for contaminated land is beyond the scope of this survey. Further, unless specifically stated, it should be assumed that no access was gained to any underfloor ducts or voids either within or without the borders of the survey area. Although every attempt was made to be thorough within the constraints of a limited sampling regime, we offer no guarantee that all asbestos has been identified in this report. Scancross Environmental Services Ltd will accept no responsibility for any asbestos not identified in this report, or the financial or other consequences of any such omissions.

8.2 Inaccessible areas

Although every attempt was made, it was not possible to gain access to certain areas of the site. All such areas should be assumed to contain asbestos until proven otherwise.

For safety reasons, no live electrical boxes or equipment were inspected internally. Care should be taken when dismantling any electrical items as asbestos gaskets and flashguards are commonly found in such equipment.

No underfloor ducts or voids were accessed.

No access was gained to the old water tank area within Edmonds park storage block.

Asbestos Asset Register

Client: Didcot Town Council **Job No:** 50599

Site: Lloyds Rec. and Edmonds Park. Various Buildings. **Date:** 06/09/05

Sample	Area	Location	Installation	Extent	Type of material	Risk Category
004	Lloyds Rec pavillion	Internal roof space	Debris	Scattered throughou t	Asbestos cement	C
The debris lies on the back of the plasterboard ceilings. It is the remains of the asbestos cement roof that has been previously removed.						
02	Edmonds Park pavillion	Internal Showers	Ceilings	40m2	Insulation board	B
The ceiling has some visible damage which requires repair and protection.						
03	Edmonds Park pavillion	Internal roof space	Above shower ceiling	Scattered throughou t	Asbestos cement	C
The debris is lying on the back of the asbestos insulation board ceiling. It is the remains of the previously removed asbestos cement roof.						
1	Motorcycle workshop	Internal roof space	Roof lining	Througho ut	Asbestos cement	C
The sheets are above the suspended ceiling and out of harms way. They are untreated and unsealed.						
1xa	Motorcycle workshop	External	Eaves soffite board	Througho ut	Asbestos cement	C
The eaves soffite boards are external and they are painted and sealed.						

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

Area	Location
Lloyds Rec pavillion	Internal

Photo

Installation
Artex ceiling

Type of material	Condition
Decorative coating	0 - Non asbestos

Content	Extent
N.A.D.I.S	Throughout

Risk Category
E

General remarks: No asbestos was detected within the sample.

Sample No. 001

Area	Location
Lloyds Rec pavillion	Internal

Photo

Installation
Artex ceiling

Type of material	Condition
Decorative coating	0 - Non asbestos

Content	Extent
N.A.D.I.S	Throughout

Risk Category
E

General remarks: No asbestos was detected within the sample.

Sample No. 002

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

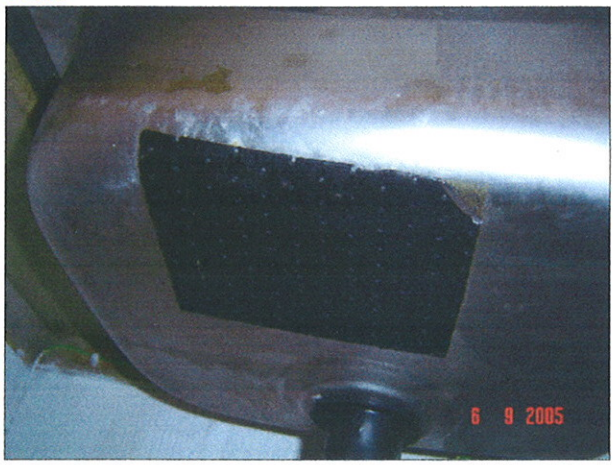
Area	Location
Lloyds Rec pavillion	Internal

Installation: Sink pad

Type of material	Condition
Bitumastic	0 - Non asbestos

Content	Extent
N.A.D.I.S	1 No.

Photo



Sample No. 003

Risk Category: E

General remarks: No asbestos was detected within the sample.

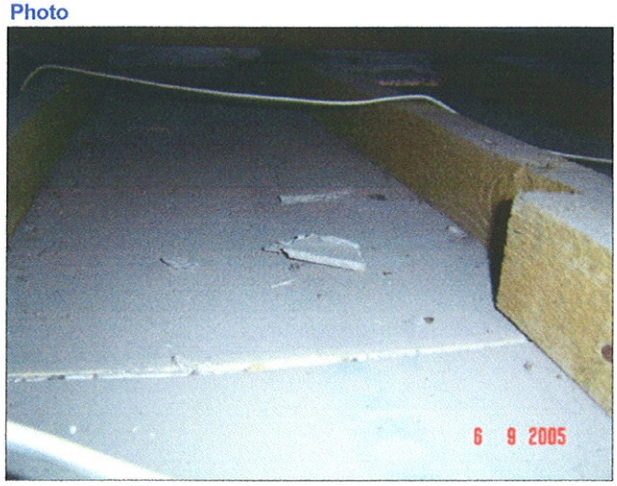
Area	Location
Lloyds Rec pavillion	Internal roof space

Installation: Debris

Type of material	Condition
Asbestos cement	6 - Low risk

Content	Extent
Chrysotile - significant	Scattered throughout

Photo



Sample No. 004

Risk Category: C

General remarks: The debris lies on the back of the plasterboard ceilings. It is the remains of the asbestos cement roof that has been previously removed.

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

Area	Location
Lloyds Rec pavillion	External

Photo

Installation
Roof

Type of material	Condition
Profiled sheets	0 - Non asbestos

Content	Extent
N.A.D.I.S	54m2

Risk Category
E

Sample No. 005

General remarks: No asbestos was detected within the sample.

Area	Location
Edmonds Park pavillion	External

Photo

Installation
Roof

Type of material	Condition
Profiled sheets	0 - Non asbestos

Content	Extent
N.A.D.I.S	100m2

Risk Category
E

Sample No. 01

General remarks: No asbestos was detected within the sample.

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

Area	Location
Edmonds Park pavillion	Internal Showers

Photo

Installation
Ceilings

Type of material	Condition
Insulation board	8 - Medium risk

Content	Extent
Amosite - significant	40m2

Sample No. 02

Risk Category	General remarks
B	The ceiling has some visible damage which requires repair and protection.

Area	Location
Edmonds Park pavillion	Internal roof space

Photo

Installation
Above shower ceiling

Type of material	Condition
Asbestos cement	6 - Low risk

Content	Extent
Chrysotile - significant	Scattered throughout

Sample No. 03

Risk Category	General remarks
C	The debris is lying on the back of the asbestos insulation board ceiling. It is the remains of the previously removed asbestos cement roof.

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

Area	Location
Edmonds Park pavillion	Internal

Photo

Installation
Sink pad

Type of material	Condition
Bitumastic	0 - Non asbestos

Content	Extent
N.A.D.I.S	1 No.

Risk Category
E

General remarks
No asbestos was detected within the sample.

Sample No. 04

Area	Location
Edmonds Park storage	External

Photo

Installation
Stacked sheets

Type of material	Condition
Profiled sheets	0 - Non asbestos

Content	Extent
N.A.D.I.S	4 No.

Risk Category
E

General remarks
No asbestos was detected within the sample.

Sample No. 04xa

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

Area	Location
Edmonds Park storage	External

Installation
Stacked sheets

Type of material	Condition
Profiled sheets	0 - Non asbestos

Content	Extent
N.A.D.I.S	4 No.

Photo

Risk Category	Sample No.
E	04xb

General remarks
No asbestos was detected within the sample.

Area	Location
Motorcycle workshop	Internal roof space

Installation
Roof lining

Type of material	Condition
Asbestos cement	6 - Low risk

Content	Extent
Chrysotile - significant	Throughout

Photo

Risk Category	Sample No.
C	1

General remarks
The sheets are above the suspended ceiling and out of harms way. They are untreated and unsealed.

Client **Didcot Town Council**

Site **Lloyds Rec. and Edmonds Park. Various Buildings.**

Job No **50599** Date: **06/09/05**

Area	Location
Motorcycle workshop	External

Installation
Eaves soffite board

Type of material	Condition
Asbestos cement	4 - Very low risk

Content	Extent
Chrysotile - significant	Throughout

Photo

Sample No. 1xa

Risk Category
C

General remarks
The eaves soffite boards are external and they are painted and sealed.

VEM

VINTEC ENVIRONMENTAL MANAGEMENT

UKAS TESTING
1249

Russell Building,
Brunel Science Park,
Kingston Lane,
Uxbridge UB8 3PQ
Telephone (01895) 811818
Facsimile (01895) 812424
E.mail: vinteclabs@aol.com

Scancross Environmental Services Ltd
Whitebeams
St John's Close
Tylers Green
High Wycombe
Bucks. HP10 8HX

Analytical Report Number: 50114 Issued: 13 September 2005

Sample received on : 12-September-2005
Sample received by : Client submission.
Analysis requested : Asbestos Identification.
Sample Reference : Didcot Council, Lloyds Rec Pavillion

Any sample location or detail provided with each sample appears with the results of analysis.

RESULTS OF ANALYSIS

Sample Details		Asbestos Content
Sample 1	Artex ceiling	No asbestos detected
Sample 2	Artex ceiling	No asbestos detected
Sample 3	Sink pad	No asbestos detected
Sample 4	Debris in roof space	Chrysotile - Significant
Sample 5	External roof	No asbestos detected

A.H.Knight
for & on behalf of VEM.

The analysis of samples submitted for asbestos identification is undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in house method and HSE MDHS 77. The quantity of asbestos in each sample is estimated in the following categories: <5% trace, 5-50% significant, >50% dominant. This information is outside the scope of our UKAS accreditation which covers the sampling and identification of asbestos. Asbestos is defined in the Control of Asbestos at Work Regulations as any of the following naturally occurring fibrous silicate minerals : Crocidolite, Amosite, Chrysotile, Actinolite, Anthophyllite and Tremolite. Most commonly found are the following: CROCIDOLITE (Blue Asbestos), AMOSITE (Brown Asbestos) and CHRYSOTILE (White Asbestos). Those contemplating any form of work involving asbestos should refer to the Approved Code of Practice (Work with asbestos insulation etc.) and the relevant guidance notes in the EH series published by the Health & Safety Executive. VEM stores samples for one month following date of reporting unless instructed otherwise. VEM offers no guarantee of the accuracy of reported sample locations as supplied with sample by clients. Sampling conducted by clients falls outside the scope of VEM's bulk sampling accreditation.
In certain types of sample where trace quantities of asbestos may be present we advise on the possibility of unidentified and unreported asbestos being present in trace quantity, however small. We advise this principally in relation to textured paint samples, sometimes referred to by the trade name 'artex', thermoplastic floor tiles or linoleum, and bitumen based samples including roofing felts, acoustic pads etc. This uncertainty arises from the fact that analysis is normally based on the treatment and examination of a small proportion of the supplied sample, which leaves open the possibility that small traces may remain unreported.

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UKAS TESTING
1249

Russell Building,
Brunel Science Park,
Kingston Lane,
Uxbridge UB8 3PQ
Telephone (01895) 811818
Facsimile (01895) 812424
E.mail: vinteclabs@aol.com

Scancross Environmental Services Ltd
Whitebeams
St John's Close
Tylers Green
High Wycombe
Bucks. HP10 8HX

Analytical Report Number: 50113 Issued: 13 September 2005

Sample received on : 12-September-2005
Sample received by : Client submission.
Analysis requested : Asbestos Identification.
Sample Reference : Didcot Council, Edmonds Park Pavillion

Any sample location or detail provided with each sample appears with the results of analysis.

RESULTS OF ANALYSIS

Sample Details		Asbestos Content
Sample 1	Roof sheets -	No asbestos detected
Sample 2	Shower area ceiling -	Amosite - Significant
Sample 3	Debris above ceiling -	Chrysotile - Significant
Sample 4	Sink pad -	No asbestos detected

A.H.Knight
for & on behalf of VEM.

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VINTEC ENVIRONMENTAL MANAGEMENT

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1249

Russell Building,
Brunel Science Park,
Kingston Lane,
Uxbridge UB8 3PQ
Telephone (01895) 811818
Facsimile (01895) 812424
E.mail: vinteclabs@aol.com

Scancross Environmental Services Ltd
Whitebeams
St John's Close
Tylers Green
High Wycombe
Bucks. HP10 8HX

Analytical Report Number: 50112 Issued: 13 September 2005

Sample received on : 12-September-2005
Sample received by : Client submission.
Analysis requested : Asbestos Identification.
Sample Reference : Didcot Council, Motorcycle Workshop

Any sample location or detail provided with each sample appears with the results of analysis.

RESULTS OF ANALYSIS

Sample Details		Asbestos Content
Sample 1	Internal roof lining -	Chrysotile - Significant

A.H.Knight
for & on behalf of VEM.

The analysis of samples submitted for asbestos identification is undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in house method and HSE MDHS 77. The quantity of asbestos in each sample is estimated in the following categories: <5% trace, 5-50% significant, >50% dominant. This information is outside the scope of our UKAS accreditation which covers the sampling and identification of asbestos. Asbestos is defined in the Control of Asbestos at Work Regulations as any of the following naturally occurring fibrous silicate minerals : Crocidolite, Amosite, Chrysotile, Actinolite, Anthophyllite and Tremolite. Most commonly found are the following: CROCIDOLITE (Blue Asbestos), AMOSITE (Brown Asbestos) and CHRYSOTILE (White Asbestos). Those contemplating any form of work involving asbestos should refer to the Approved Code of Practice (Work with asbestos insulation etc.) and the relevant guidance notes in the EH series published by the Health & Safety Executive. VEM stores samples for one month following date of reporting unless instructed otherwise. VEM offers no guarantee of the accuracy of reported sample locations as supplied with sample by clients. Sampling conducted by clients falls outside the scope of VEM's bulk sampling accreditation.
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