



Asbestos Management Survey

Site Address:	Harlyn Bay Toilets Harlyn Bay Road Padstow Cornwall PL28 8SB	Surveyors:	Dave Matthews Lin Noble
UPRN number:	14483	Report prepared by:	Victoria Colliver
Project number:	76915	Date of survey:	12/12/2012
		Report Date:	24/10/2012

Executive Summary

A management survey has been undertaken within Harlyn Bay Toilets, in which an asbestos soil vent pipe was detected within the areas surveyed.

The type of asbestos material detected is not licensable, however only suitably trained and insured contractors can work on or remove these materials following the appropriate HSE guidance, including dealing with and transporting special waste.

Access was not possible within the boxing in all rooms.

If any future refurbishment/ work is to be undertaken within the building a more comprehensive Refurbishment Survey may be required prior to the work commencing.

Introduction

Scope of work, purpose, aims and objectives:

To complete an asbestos survey within Harlyn Bay Toilets in order to comply with Control of Asbestos Regulations 2012 (CAR 2012). The survey was carried out by CORMAC Solutions Engineering Services Laboratory on behalf of Roger Westcott, CORMAC Solutions.

The purpose and aim of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspected Asbestos Containing Material's (ACM's) in the areas inspected/surveyed which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Representative samples are collected and analysed using polarised light microscopy. If, when tested, the material was found to contain asbestos, material assessment algorithms are assigned to assess the potential risk of fibre release (taken from HSG264). Other similar homogenous material used for the same purpose was also presumed to contain asbestos (strongly presumed).

Method

A management survey, carried out in accordance with Health & Safety Executives publication HSG264 'Asbestos: The survey guide' and the in-house 'Asbestos Surveying Technical Procedure A1', has been conducted on the areas listed below at the above site.

Areas Included In Survey (See attached plan Appendix 1)

The areas included in survey were:

- See Table 3

All other areas of the site, except those listed above, were not surveyed and are therefore not included within this report.

Inaccessible/ Excluded Areas

The areas included in the survey brief that could not be accessed were:

- See Table 3

The areas excluded from the survey (i.e. not reasonably practicable to access during the survey):

- concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey;
- fixed voids (under floors, within walls or above fixed ceilings, where the act of surveying/sampling would damage the fabric of the building);
- within live electrical equipment/ general equipment where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.

Any inaccessible/excluded areas must be presumed to contain asbestos, unless there is strong evidence that it does not. If access is required to these items the client must provide access/isolation certificates before areas/electrical appliances are inspected.

Survey Results/Findings

For survey results see Table 1 (within Appendix 2). This table shows all ACM's present (please note that only positive, Strongly Presumed and Presumed (highly likely to contain asbestos but not sampled) ACM's will be recorded) along with any areas not accessed. Samples of Non-ACM's are recorded on Table 2. Representative photographs of materials are shown in Appendix 3.

Where appropriate, samples of suspected ACM's were taken from the property, representative samples were also taken of any materials that may be confused with ACM's. Sample stickers, bearing the individual sample's unique number, were applied to the point of

sampling, for future reference (unless requested not to be used by the client). Products that were very unlikely to contain asbestos or have asbestos added were not sampled (e.g. wallpaper, plasterboard etc.).

Any samples taken were returned to the laboratory for analysis by Polarised Light Microscopy (PLM) using a documented In-House Procedure, No: A3 'Bulk Analysis', based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' – results of which can be found in Appendix 4.

Variations/deviations

No variations or deviations from the In-House Procedure were recorded at the time of the survey.

Conclusions and actions

An asbestos soil vent pipe was detected within the areas surveyed.

The type of asbestos material detected is not licensable, however only suitably trained and insured contractors can work on or remove these materials following the appropriate HSE guidance, including dealing with and transporting special waste.

Access was not possible within the boxing in all rooms.

If any future refurbishment/ work is to be undertaken within the building a more comprehensive Refurbishment Survey may be required prior to the work commencing.

Authorised by:



Paul Laban- Geo-environmental Engineer

Surveyed by:



Dave Matthews- Geoenvironmental Technician

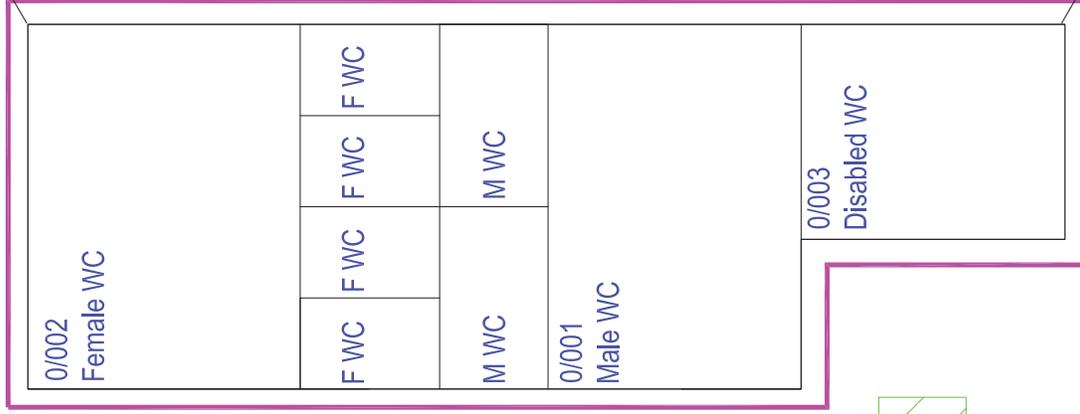


APPENDIX 1

PLAN

8201/02

8201/01



14483 - HARLYN BAY TOILETS

Legend

-  Licensable Asbestos Containing Materials
-  Non-Licensable Asbestos Containing Materials
-  Inaccessible Areas
-  Areas Surveyed



ID	Description	Drawn	Checked	Date

Scale:	N/A	Drawn:	VC	Reviewed:	VC
Date:	24/10/2012	Checked:	VC	Drawn by:	VC
Sheet:	1 of 1	Job:	14483	Page:	1 of 1

Property: Harlyn Bay Toilets
 UPRN: 14483
 Title: ACM Location Plan

APPENDIX 2

TABLES 1, 2 & 3

Table 1: Asbestos Containing Materials (including presumed materials not sampled and no access areas)

B	F	R	Room Description	Sample Ref. No:	Material Location	Approx. Quantity (m ²)	Product Type	Asbestos Type	Surface Treatment	Condition	Material Assem't Score	Accessibility	Comments
1	-	EXT	External to toilet	8201/02	Soil Vent Pipe	2.5m	Cement	Chrysotile	Painted	Good	3	High	-

KEY: P = PRESUMED; SP = STRONGLY PRESUMED. Accessibility - low, medium or high based on surveyors opinion. N/A = Not Applicable

Table 2: Suspect Asbestos Containing Materials found not to contain asbestos

B	F	R	Room Description	Sample Ref No	Material Location	Material Type	Asbestos Not Detected	Comments
1	-	EXT	External to toilet	8201/01	Undercloaks	Cement	Asbestos not detected	-

**Table 3: Areas inspected & areas not accessed
(please note if not on this table or in area not accessed assume asbestos may be present until proven otherwise)**

B	F	R	Room Description	Area/s requested to be Inspected	Areas not accessed & reason	Comments
1	0	001	Male WC	Full management survey	Within wood pipe boxing	-
1	0	002	Female WC	Full management survey	Within wood pipe boxing	Ceiling void seen from Male WC 0/001 trap hatch
1	0	003	Disabled WC	Full management survey	Within mdf pipe boxing	-
1	-	EXT	External to toilets	Full management survey	-	-



APPENDIX 3

PHOTOS



Photo 1: Showing asbestos soil vent pipe

APPENDIX 4

BULK ANALYSIS REPORT



ASBESTOS BULK SAMPLE ANALYSIS TEST REPORT

In House Method based on HSG248

Scheme / Site: **Harlyn Bay WC - Asbestos Management Survey**
 Location: **Various**

Date Sampled: **12/10/2012**
 Sampled By: **DM**
 Date Received: **12/10/2012**
 Date Tested: **16/10/2012**
 Tested By: **DM**

Test Report No:	AS6766.1
Project No:	76915
Client Ref:	-
Sample Cert No:	AS 8201
Date Reported:	24/10/2012
Page Number:	1 of 1

Test Results

Sub Sample Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
01	-	C	External to toilets-Undercloaks-	AND
02	-	C	External to toilets Soil Vent Pipe-	Chrysotile

For additional information see the Sampling Certificate.

KEY:

Sample Type: A = Adhesive, C = Cement, D = Dust/Debris, FB = Fibre Board, G = Gasket, IB = Insulating Board, I = Insulation, L = Lagging, PL = Pipe Lagging, R = Resin, RF = Roof Felt, SP = Sink Pad, SC = Spray Coating, P = Paper, TC = Textured Coating, T = Textile, VFT = Vinyl Floor Tile, VFC = Vinyl Floor Covering, W = Wood, O= Other (detailed).

Asbestos Type: AM = Amosite, CH = Chrysotile, CR = Crocidolite, Trem = Fibrous Tremolite, Actin = Fibrous Actinolite, Anth = Fibrous Anthophyllite, AND = Asbestos Not Detected.

Remarks : Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on upon their asbestos content and visual appearance alone. Water absorbency checks on materials have not been carried out unless stated otherwise. Where this has been done, the test is outside the scope of UKAS Accreditation. Where samples have not been taken by Engineering Services Laboratory, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports.

Client Name: **CORMAC Property Maintenance**
 F.A.O: **Roger Westcott**

Authorised Signatory:

Paul Laban- Geo-environmental Engineer

Address: **Central Group Centre**
Castle Canyke Road
Bodmin

PL31 1DZ
Tel No: 01872 327854 Fax No:

Log Book – Outlet Temperatures (Sentinels & Representatives)

(SD)

Month.....MAY.....

To comply with the specified control measures, water from the hot water outlets should reach at least 50°C within 1 minute of running (55°C in healthcare premises) and water from the cold water outlets should be below 20°C after running the water for up to 2 minutes. Sentinel outlets are the nearest and furthest outlets on a system or the first and last outlets on a recirculated system and must be monitored on a monthly basis. A representative amount on non sentinel outlets must be monitored annually on a rotational basis. Failures must be reported to the Responsible Person for further action in accordance with the written scheme.

Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
FOWEY – MAIN CAR PARK						
FOWEY – READY MONEY						
FOWEY – TOWN QUAY						
MEVAGISSEY – VALLEY ROAD						

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COMMERCIAL CONVENIENCES DEPT.

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (SD) Month.....M.A.7.....

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Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
MEVAGISSEY – WEST WHARF						
NEWQUAY - HARBOUR	MENS	WALLGATE	S	14.0	C. e	26-5-15
	DISABLED	TAP	S	13.8	C. e	26-5-15
	LADIES					
NEWQUAY – MAWGAN PORTH	WALLGATE	WALLGATE	S	12.8	C. e	26/5/2015
	"	MAIUS	S	12.6	C. e	26/5/2015
PADSTOW – CONSTANTINE BAY	MEN	WALLGATE	S	18.0	C. e	26-5-15
	DISABLED	TAP	S	13.1	C. e	26-5-15
	LADIES	WALLGATE	S	17.9	C. e	26-5-15

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives)

(SD)

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Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
PADSTOW – HARLYN BAY	DISABLED	TAP	S	14.1	C. ...	26-5-15
	MENS	BULLGN	S	17.7	C. ...	26-5-15
	LADIES	"	"	16.4	C. ...	
PADSTOW – THE LINK	DISABLED	TAP	S	13.5	C. ...	26-5-15
	MENS	WALGN	S	19.9	C. ...	26-5-15
	LADIES	WALGN	S	18.2	C. ...	26-5-15
PADSTOW – PORTCOTHMAN BAY	DISABLED	TAP	S	13.8	C. ...	26-5-15
	MENS	WALGN	S	15.2	C. ...	26-5-15
	LADIES	"	S	16.1	C. ...	26-5-15
PADSTOW – SOUTH QUAY	DISABLED	TAP	S	12.4	C. ...	26-5-15
	MENS	WALGN	S	21.4	C. ...	26-5-15
	LADIES	"	S	20.1	C. ...	26-5-15

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (SD) Month.....M.A.Y.....

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Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
PADSTOW – ST MERRY						
PADSTOW – TREVONE BAY	MENS	WALLGATE	S	16.2	C. me	26-5-15
	DISABLED	TAP		13.7	C. me	26-5-15
	LADICS	WALLGATE		16.3	C. me	26-5-15
PADSTOW – TREYARNON BAY	LOST SITE (IN SACRAN)					
ST AUSTELL – GORRAN HAVEN						

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (SD) Month.....MAY.....

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Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
ST AUSTELL – PAR BEACH						
ST AUSTELL – PENTEWAN BEACH						
ST AUSTELL - PORTHPEAN						

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (SD) Month.....

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Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
ST AUSTELL – PRIORY CAR PARK						
TRURO – GRAMPOUND ROAD						

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc Outlet Type: S = Sentinel; R = Representative