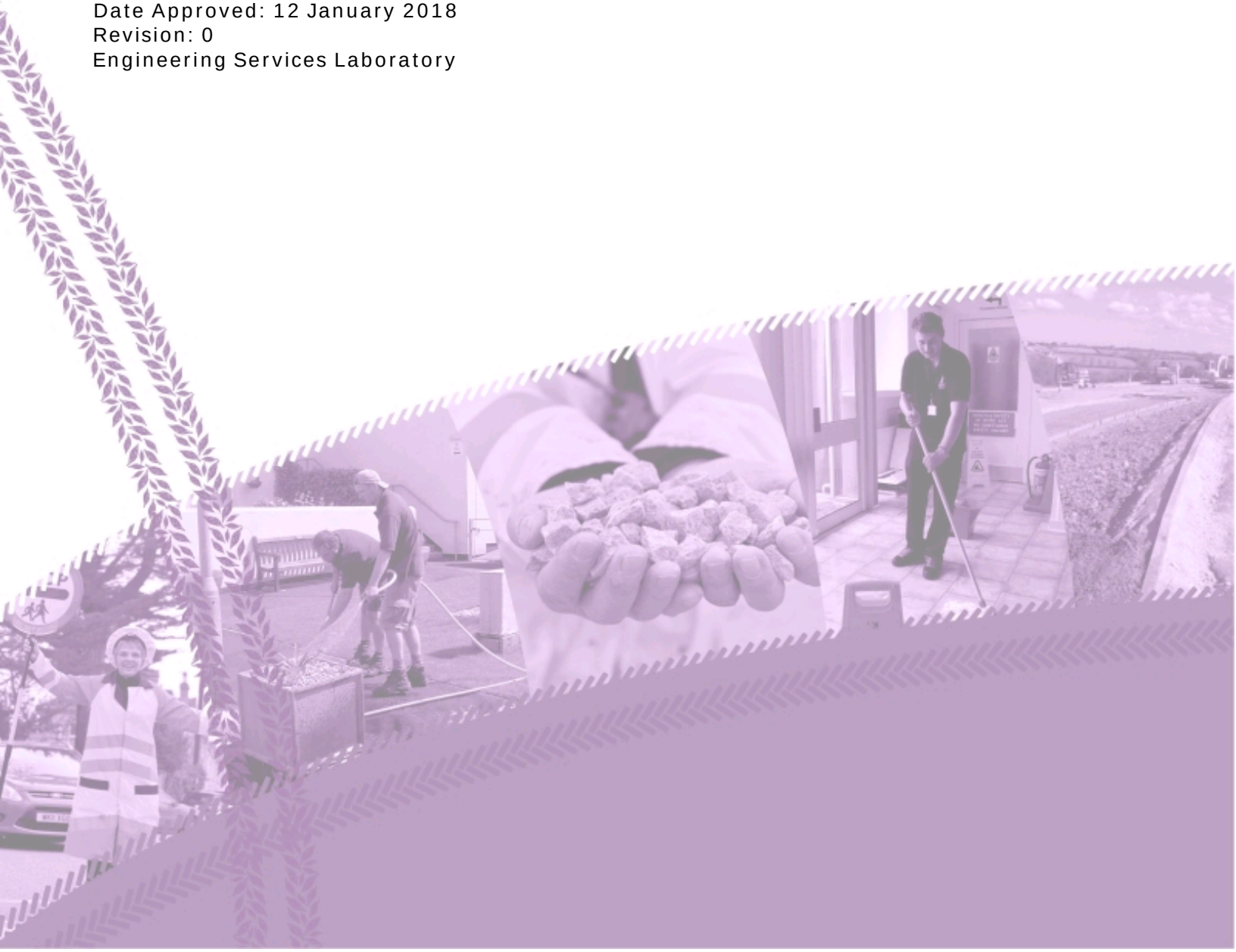
Wadebridge School
Gonvena Hill
Wadebridge
Cornwall
PL27 6BU

UPRN: 4153

Asbestos Refurbishment Survey Report

Report No: J003979
Date Approved: 12 January 2018
Revision: 0
Engineering Services Laboratory



Issue and Revision Record

Revision	0	Revision Date	12 Jan 2018
Originator	Rosalind Pascoe	Signature	
Checked	Paul Laban	Signature	
Lead Surveyor	William Kelley	Signature	
Purpose of Issue	Initial Revision		

Contents

Executive Summary

A refurbishment survey, carried out in accordance with Health & Safety Executives publication HSG264 'Asbestos: The survey guide' (1) and the in-house 'Asbestos Surveying Technical Procedure A1', has been conducted at Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU. The survey was carried out by CORMAC Solutions Ltd Engineering Services Laboratory on behalf of Wadebridge School on 3rd January 2018.

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 surveyed which could be damaged or disturbed during the proposed work. Representative samples were collected and analysed using polarised light microscopy. Other similar homogenous material used for the same purpose was also presumed to contain asbestos (strongly presumed).

Scope of Work: Asbestos refurbishment survey to Junior Dining Room.

Summary of Findings

Asbestos Containing Materials:

Block/Floor/Room	Room Description	Material Location	Product Type	Asbestos Type	Material Assem't Score	Action
1 /0/	Junior Dining Room	Asbestos insulating board beading to fire screen on wood doors (to both sides) to Circulation	Asbestos Insulating Board	Crocidolite (or unknown)	6	No Attention Required - Inspect at Intervals

Suspect Materials Found Not to Contain Asbestos:

Block/Floor/Room	Room Description	Material Location	Product Type	Material Type	Comments
1 /0/	Junior Dining Room	Bitumen packers to shadow battening	Bitumen	No Asbestos Detected	It should be noted that the bitumen packers in the vicinity of this room have been sampled at different times and some have been identified as containing Chrysotile.

Inaccessible Areas:

Block/Floor/Room	Room Description	Inaccessible Area	Comments	Action
1 /0/	Junior Dining Room	Internal to serving hatch doors	Not accessed to maintain fire integrity. See previous report ref: J002943 dated 6/1/2017	Inspect Prior to Disturbance

It must be assumed all inaccessible areas contain ACM's until proven otherwise.

If the asbestos material(s) identified during the survey may be affected by the proposed work then they must be removed by a specialist contractor following the relevant legislation and guidelines.

High Risk Items:

Block/Floor/Room	Room Description	Material Location	Product Type	Asbestos Type	Material Assem't Score	Action
There were no high risk items identified during the survey.						

The materials detailed in the table above have been identified as high risk and may pose a risk to health. These items require immediate attention.

1. Introduction

A refurbishment survey has been completed to identify Asbestos Containing Materials (ACM's) within Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU. The aim of this report is to present the findings of the survey and bulk analyses, and to identify the risks associated with the materials in the form of a series of material assessment algorithms.

Scope of work: Asbestos refurbishment survey to Junior Dining Room.

This survey assesses the risk of the ACM's to release airborne fibres when subjected to standard disturbance. It does NOT constitute a full risk assessment or management plan.

2. General

2.1 Client Details

Client Name:
Phil Luke

Client Address:
Wadebridge School, Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU

Site Address:
Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU

UPRN:
4153

2.2 Survey Consultant

Consultants Name:
Cormac Solutions

Consultants Address:
Engineering Services Laboratory, Radnor Road, Scorrier, REDRUTH, TR16 5EH

3. Survey Details

3.1 Overview

Survey Date(s): 3rd January 2018

Surveyors: William Kelley

Report Date: 12 January 2018

Revision: 0

Age of building: 1970's

Construction type: Block built with a flat roof

Property type: Purpose built school

3.2 Purpose, Aims & Objective

The 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 surveyed which could be damaged or disturbed during the proposed work. The purpose of the survey was to report on the location and condition of the suspected ACM's to enable the Client to comply with their duty to manage Asbestos.

3.3 Method & Type

The survey was conducted in accordance with the Health & Safety Executives publication HSG264 Asbestos: The survey guide (1) and the in-house Asbestos Surveying Technical Procedure A1.

The type of survey performed was a Refurbishment Survey (with MA only).

3.4 Variations or Deviations

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

3.5 Areas included in Survey

The areas included in the survey were:

- See Table 4 in Appendix A.

3.6 Inaccessible Areas

Inaccessible areas encountered during the time of the survey, for which no information has been obtained were:

The areas included in the survey were:

- See Table 3 in Appendix A.

It must be assumed that all inaccessible areas contain ACMs until proven otherwise.

3.7 Areas Excluded From Survey

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;
- voids where coverings/ceilings are asbestos.
- 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.

Agreed site specific exclusions:

- Any other part of the site not included in the client brief

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 or isolation certificates before concealed areas or live appliances and plant are inspected.

3.8 Bulk Samples

Samples of suspected ACM's were taken from the property. Where appropriate, representative samples were taken of any materials that may be confused with ACMs. If suitable, sample stickers bearing the individual sample's unique number, will have been applied to the point of sampling, for future reference.

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’ (2) — results of which can be found in Appendix D.

If samples were not taken, there is no bulk analysis report, this will be shown by N/A on Appendix D‘s front page.

In some circumstances bulk samples obtained during the survey maybe submitted to an external UKAS accredited laboratory for analysis; this will be shown on the analysis results in Appendix D.

4. Survey Results

4.1 Bulk Sample Analyses

Completed Bulk Sample Analysis Test Report Sheets for all samples taken are contained in Appendix D.

4.2 Suspect ACM Location (Table 1 & 2)

All samples taken, together with other homogenous material, which were strongly presumed & presumed on site to be of the same material components are summarised in Table 1 & 2 (Appendix A). This shows the location of the sample, product and Asbestos type together with the extent of the material present in the building.

4.3 Survey Plans

Plans showing the extent of the survey are enclosed in Appendix B. They should be regarded as 'sketch-plans' and are intended to provide a visual appreciation of the buildings/areas surveyed, together with locations where samples were taken. They should not be considered as being accurate, scaled drawings.

The plans have been annotated showing an approximate location of the samples together with their unique sample number. These can be cross referenced against the sample test report sheets and survey report sheets.

Areas/rooms with ACM's; both licensable and no-licensable are highlighted on the plan along with any inaccessible rooms.

4.4 Photographs

At the time of sampling, representative photographs were taken to accompany the survey plans (Appendix C).

5. Material Assessments

5.1 General

The duty to manage under CAR[3] requires a written plan to be produced, specifying the measures to be taken to control and manage the risk from identified and presumed ACM's. An important stage of this process is to assess the potential for fibre release of each ACM found. To help make the assessment in a structured and recordable way, a standard material assessment algorithm has been developed (HSG 264) [1].

5.2 Material Assessment Algorithm

Sample Variable	Score	Examples of scores
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, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Asbestos type	1	Chrysotile
	2	Amosite (or any Amphibole, excluding Crocidolite)
	3	Crocidolite
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 revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite material containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays

The scores allocated are then added together to give a total score of between 2 and 12.

10 or more	=	High potential to release asbestos fibres
7 – 9	=	Medium potential to release asbestos fibres
4 – 6	=	Low potential to release asbestos fibres
3 or less	=	Very low potential to release asbestos fibres

Results of the Material Assessment Algorithms are reported in Table 1 (Appendix A). (Where none of the samples contained asbestos, there will be no Material Assessment Algorithms).

6. Recommendations/Comments

The Asbestos Containing Materials (ACM's) identified during the survey are tabulated in the Executive Summary and detailed in Appendix A.

In order to manage the ACM's identified; recommended actions have been given based on the surveyor's assessment on site.

The full descriptions for these actions are detailed below:

Urgent Removal
The material has been found to be in poor condition and is in an area which is prone to further damage, where damage is too significant for repair. Urgent removal is recommended by a suitably trained and competent contractor. The area should be placed out of bounds, until the work has been carried out.

Immediate Encapsulation
The material has been found to be in poor condition and is in an area which is prone to further damage at surface level. Immediate encapsulation is recommended by a suitably trained and competent contractor. The area should be placed out of bounds, until the work has been carried out.

Repair or Remove
The material has been found to have low levels of damage and is prone to further damage however it is not causing an immediate hazard. Encapsulation or removal is recommended by a suitably trained and competent contractor.

No Attention Required
The material has been found to be in good condition with the surface adequately sealed.

Inspection Required Prior To Disturbance
Any area recorded as inaccessible at the time of the survey will require further inspection prior to the start of any work on site. The reasons for the no access will be detailed in the comments box to allow for the necessary arrangements to be made to allow for the return visit.

Removal Required Prior To Work
The ACM's identified are in a location that will be disturbed during any planned work and must be removed by a suitably trained and competent contractor prior to the start of any work on site.

For the purpose of this report, the attached plans must be used when referencing the information within the tables as other plan versions may have differing room numbers. It should be noted that other asbestos materials may exist within a room where we have not been requested to survey and therefore report on i.e. asbestos floor tiles will not have been reported where we have only been requested to survey a ceiling void. Any contractors working on the site should also familiarise themselves with the Asbestos Register which will include other asbestos items identified within the property.

If any of the (ACM's) detected during the survey needs removing, please contact The Engineering Services Laboratory to make the necessary arrangements, if required.

7. Restrictions/Exclusions

i. The survey was limited to those areas accessed at the time of the inspection;
ii. The survey has not reported on 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 inspection;
iii. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation;
iv. Samples have not been taken 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.
v. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

As such, extreme caution should therefore be exercised where disturbing any potential asbestos based products. If in doubt further information should be sought before proceeding.

This survey assesses the risk of the ACM's to release airborne fibres when subjected to standard disturbance. It does NOT constitute a full risk assessment or management plan.

Surveyed By: William Kelley
Survey Date: 3rd January 2018

Authorised By: Paul Laban
Date Authorised: 12 January 2018

References

(1). HSG 264 ‘Asbestos: The survey guide’ - Health & Safety Executives publication 2010

(2). HSG 248 ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures’. Health & Safety Executives publication 2005.

(3). Control of Asbestos Regulations (CAR) 2012.

APPENDIX A

TABLE 1, 2, 3 & 4

(SUSPECT ACM LOCATIONS AND AREAS ACCESSED)

Table 1: Asbestos Containing Materials (including presumed materials not sampled)

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	Sample Notes
1	0		Junior Dining Room	Strongly Presumed	Asbestos insulating board beading to fire screen on wood doors (to both sides) to Circulation	14lm	Asbestos Insulating Board (2)	Crocidolite (or unknown) (3)	Sealed (1)	Good Condition (0)	6	Routinely disturbed	Previously sampled on sampling survey	

KEY: B = Block, F = Floor, R = Room, P = PRESUMED, AS = AS PREVIOUS SAMPLE. Accessibility - based on surveyors opinion.

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

B	F	R	Room Description	Sample Ref. No:	Material Location	Material Type	Product Type	Comments
1	0		Junior Dining Room	AA001328	Bitumen packers to shadow battening	No Asbestos Detected	Bitumen	It should be noted that the bitumen packers in the vicinity of this room have been sampled at different times and some have been identified as containing Chrysotile.

KEY: B = Block, F = Floor, R = Room, P = PRESUMED, AS = AS PREVIOUS SAMPLE. Accessibility - based on surveyors opinion.

Table 3: Inaccessible Areas

B	F	R	Room Description	Inaccessible Area	Comments	Action
1	0		Junior Dining Room	Internal to serving hatch doors	Not accessed to maintain fire integrity. See previous report ref: J002943 dated 6/1/2017	Inspect Prior to Disturbance

KEY: B = Block, F = Floor, R = Room, P = PRESUMED, AS = AS PREVIOUS SAMPLE. Accessibility - based on surveyors opinion.

Table 4: Areas Surveyed Including General Room Notes

B	F	R	Room Description	General Room Notes
1	0		Junior Dining Room	Refurbishment survey. [In ceiling void - Metal roof deck. MMMF and foam pipe insulation. Foam insulation. Bitumen packers to shadow battenning. Plastic and metal pipes.] NACTs. Wood ceiling returns. Wood door headers. Hot water radiators. Metal down pipes. Metal mullions. uPVC windows and doors. Wood serving hatches, no access inside. AIB beading to firescreen and wood doors to corridor. Fixed modern vinyl flooring, over concrete floor, seen in small area only.
1	E	1	External	Refurbishment survey to areas external to Junior Dining Room only. Modern roof felt. Plastic fascia and soffits. Plastic ledges.

KEY: B = Block, F = Floor, R = Room, P = PRESUMED, AS = AS PREVIOUS SAMPLE. Accessibility - based on surveyors opinion.

APPENDIX B

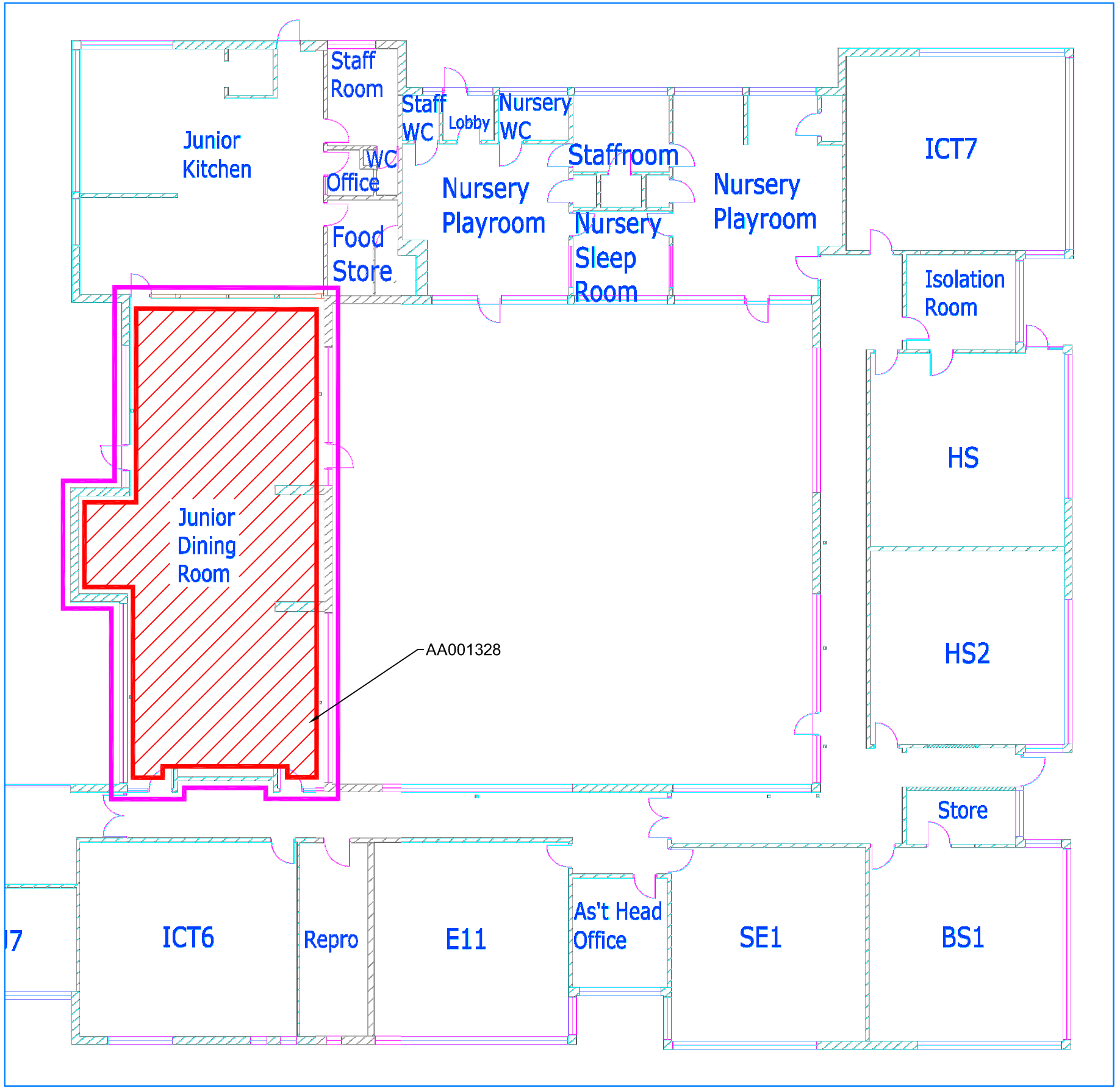
SURVEY PLANS

NOTES:

1. All dimensions are in metres unless otherwise stated.
2. Do not scale from this drawing.

Key:

- Rooms with Asbestos Containing Materials
- Inaccessible Areas
- Survey Boundary



Some bitumen packers have previously tested positive for asbestos in other parts of this building

See Executive Summary & register of findings for further details of all inaccessible areas

Block 1
Ground Floor

REV	DATE	NATURE OF REVISION
P01		First Issue

REVISIONS

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CORMAC

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UPRN NUMBER: 4153

PROJECT TITLE: Wadebridge School

DRAWING TITLE: ACM Location Plan

SCALE: Not to Scale

PROJECT MANAGER: PL		DRAWN BY: RP	
CHECKED: PL	11/01/2018	APPROVED: PL	11/01/2018

DRAWING NO:

PROJECT	ORIGINATOR	VOLUME	LOCATION
J003979	- CSL	- VAB	- PL27 6BU -

TYPE	ROLE	NUMBER
SK	- Z	- 0001

PROJECT REF:	DRAWING STATUS:	SUITABILITY:	REVISION:
J003979	Final		P01

APPENDIX C

PHOTOGRAPHS

Item NO: 2 Block No. 1
Floor No. 0 Room No.
Sample Reference:
Description: Asbestos insulating board beading to fire screen on wood doors (to both sides) to Circulation

Item NO: N/A Block No. 1
Floor No. Room No. N/A
Sample Reference: N/A
Description: External Photo

APPENDIX D

BULK ANALYSIS REPORT

Engineering Services Laboratory
Radnor Road, Scorrier, Redruth TR16 5EH TEL: 01872 327381 FAX: 01209 821539

ASBESTOS BULK SAMPLE ANALYSIS TEST REPORT

Job Number: J003979

0756

In House Method based on HSG248

Scheme / Site:	Wadebridge School, Gonvena Hill, Wadebridge, Cornwall	Test Report No:	J003979
Location:	Various	Project No:	J003979
Date Sampled (Registered):	3 Jan 2018	Client Ref:	AD021858
Sampled By:	William Kelley, Cormac Solutions	Sample Cert No:	J003979
Date Received:	4 Jan 2018	Date Reported:	12 Jan 2018
Date Tested:	8 Jan 2018		
Tested By:	Emma James		

Test Results

Sub Sample Number	Client Sample Number	Sample Type	Block	Floor	Room	Sample Details	Asbestos Type Present	Comments
AA001328		Bitumen	1	0		Bitumen packers to shadow battening	No Asbestos Detected	

KEY:
Sample Type: A = Adhesive, B = Bitumen, C = Cement, D = Dust/Debris, FB = Fibre Board, G = Gasket, IB = Insulating Board, I = Insulation , L = Lagging, M = Mastic, 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:	Wadebridge School	Authorised Signatory:
Client Phone No.:	01208 812881	
FAO:	Phil Luke	
Address:	Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU	Paul Laban - Geoenvironmental Engineer