SCANCROSS

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REPORT NUMBER 13198/146

ASBESTOS SURVEY AT

Risborough Community Centre, Wards Parks, Stratton Road, Princess Risborough, HP27 9AX

CARRIED OUT BY:	***Scancross Environmental Services Ltd***
COMMISIONED BY:	***Paul Morgan***
ON BEHALF OF:	***Morgan Architectural Designs 13 Crossfield Road, Princes Risborough, HP27 0HH***
SURVEY DATE:	***7th February 2020***
PREPARED BY:	***Jason Emerton***
SURVEY TYPE:	***Management***

Registration No. 1890293. VAT Registration No. 417 3100 94
Directors: M. R. Harris, V. M. Harris

Scancross Environmental Services Ltd is licensed for the treatment and removal of asbestos.

1.0 INTRODUCTION

Scancross Environmental Services Ltd were given an instruction to carry out an asbestos survey at the site detailed below.

The purpose of the survey was to identify asbestos materials that may be present within the buildings construction and fittings and which may be disturbed during the course of normal everyday activities, whether that be normal occupation and maintenance in the case of a Management Survey, or refurbishment, demolition or significant maintenance actvities for a Refurbishment/Pre-demolition Survey. Upon completion of the survey, this report, containing a complete Asbestos Asset Register was to be produced.

Sections one, and three to nine of this report discuss the methods employed to carry out the survey, and give a general breakdown of how the report was compiled. Section 1.1 contains general observations on the site and area covered in this survey, and section two provides an executive summary detailing the asbestos materials identified, or the absence thereof. The appendices give details of samples taken, asbestos materials identified at the site, and provide recommendations on remedial measures and monitoring. Photographs of the asbestos materials identified can also be found in the appendices, along with the Asset Register and Results of Analysis forms.

2.0 EXECUTIVE SUMMARY

At the request of Paul Morgan, Scancross ES Ltd were instructed to undertake an Asbestos Management survey Community Centre, Wards Park, Stratton Road, Princess Risborough.

The survey was undertaken on the 7th February 2020 by Jason Emerton.

The inspection was carried out to a single storey detached building. Generally the building is constructed from brick elevations and pitched clay tiled roofs. Fitted beneath the roof edge clay tiles are insulation board undercloak panels. A sample of the insulation board undercloak panels was taken for analysis and found to contain asbestos. Installed throughout the perimeter roof edges and elevations are timber board soffits and fascias and plastic rain water goods. The boiler room has a bare concrete floor, bare block walls and a plaster finished ceiling. There are two floor mounted boiler units with associated metal flues and pipe work part lagged with sectional glass fibre and foil insulation.
Internally the concrete formed floors are overlaid with various carpets, vinyl's and plastic tiles. A sample of the plastic floor tiles was taken for analysis but no asbestos was identified. Structural/solid and partition walls are finished with a plaster skim. Plasterboard plaster finished ceilings are covered to part with an Artex coating. Samples of the Artex coatings was taken for analysis with both positive and negative results identified. The main corridor store cupboard has a ceiling joist that is clad with insulation board panels. A sample of the insulation board panels was taken for analysis but no asbestos was identified.
The loft areas are formed from a pitched timber framework. Glass fibre insulation is laid between the joists to plasterboard panels. Plastic and metal water storage tanks have associated metal pipework lagged with sectional foam insulation.

DETAILS OF ASBESTOS MATERIALS

Address: **Risborough Community Centre, Wards Parks, Stratton R**

Report Date: **03 March 2020**

Building: **Community Centre**

Sample No	Location	Type of material	Material Condition	Surface Treatment	Level of Access	Extent of material	Asbestos type	Material Score	Rating
SES 07022003	Cherry Baker Room Ceiling Artex	Artex	Good	Painted	Low	53 M2	CHRYSOTILE	2	**D**
SES 07022006	Exterior Roof Edges Insulation Board Under cloak	Insulation Board	Good	Bare	Low	Throughout	CHRYSOTILE	4	**C**
SES 070220X03a	Main Corridor Ceiling Artex	Artex	Good	Painted	Low	22 M2	CHRYSOTILE	2	**D**

3.0 ASBESTOS IDENTIFICATION 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 or during maintenance activities.

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, and damp proof courses. 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

4.1 Survey types

The object of the survey was to locate and quantify asbestos containing materials within the buildings. There are two types of survey method as defined in HSE HSG 264. They are defined as;

*Management survey

A management survey is the standard survey. Its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibre into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed

* Refurbishment and demolition surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as is reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and will involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

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.

4.2 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 HSG264, and under full UKAS accreditation for such activities.

4.3 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 either 'PRESUMED' or ‘STRONGLY PRESUMED’ to contain asbestos, and will appear in the appendices of this report as such. Where materials have been 'Presumed' or ‘Strongly Presumed’ to contain asbestos, they shall be recorded as containing Crocidolite asbestos.

This survey report details samples positively identified as containing asbestos using Polarised Light Microscopy methods and analysed in a laboratory acrredited by UKAS. 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 HSG 264 which gives clear guidance on the production of this assessment.

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

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.

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.

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 (strings, Gaskets)
	1	<10m2 or 10Lm pipe run
	2	>10m2 to <50m2 or >10Lm to <50Lm pipe run
	3	>50m2 or >50Lm pipe run
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)

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
- Condition

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.

Condition:	None	0 points
	Minor	1 point
	Considerable	2 points
	Severe	3 points

This is opinionative and is based on the surveyors' observations of the level of damage to the material and subsequent potential for fibre release. It will take into account the type of material, the quality of any encapsulant applied, and whether debris was observed.

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.

6.3 Recommendations

Asbestos containing materials should not be disturbed. Measures should be put in place to prevent accidental exposure by staff, contractors or any other users of the building. Any planned 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 Regulations 2012 and, specifically, the asbestos containing materials that have been located within this building should be managed in accordance with Regulation 4 of the said regulations. 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 headed 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.

7.0 LEGAL REQUIREMENTS

7.1 Duties of Employers

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations (CAR) 2012. 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 Regulations (CAR) 2012 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.

(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

© 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;

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

© 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

© 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

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

** Text taken directly from Control of Asbestos Regulations 2012

8.0 TERMS OF REFERNCE

Statutory Regulations and Approved Codes of Practice

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

- Control of Asbestos Regulations 2012
- Health and Safety at Work Act 1974
- Deposit of Poisonous Wastes Act 1972
- Control of Pollution Act 1974
- Health and Safety Act 1981
- Construction (Design and Management) Regulations 2015
- L143 Work with materials containing asbestos ACOP
- L127 The management of asbestos in non-domestic premises ACOP
- L21 Management of Health and safety at Work Regulations 1999 ACOP
- HSG247 Asbestos: The licensed contractors' guide
- HSG189/2 Working with asbestos cement
- HSG210 Asbestos essentials task manual
- HSG264 Asbestos: The Survey Guide

9.0 LIMITS OF SURVEY

9.1 Disclaimer

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

•Asbestos materials existing within areas not specifically covered by this report and therefore outside the scope of the survey.

•Materials may be hidden or obscured by other items or cover finishes, e.g. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.

•Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

•Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

•Where an area has been previously stripped of asbestos (e.g. plant rooms, ducts etc) and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations 2012 or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

•This survey will detail all areas accessed and all samples taken; where an area is not covered by this survey it will be due to no access for one reason or another, e.g. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

•Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under Health and Safety at Work etc Act 1974 for both themselves and others.

•In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.

•Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (e.g. Artex). Where this is the case the sample taken may not be representative of the whole product throughout.

•Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.

•Scancross Environmental Services Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

Generally, for the purpose of this exercise sampling was destructive but stopped short of breaking into walls, floor ducts etc., and was confined to those accessible 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.

9.2 Inaccessible areas

Although every attempt was made to access all areas of the site within the constraints of the agreed survey scope and parameters, it was not possible to gain access to certain areas. All such areas should be presumed 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.

As a matter of course, we do not sample bitumen materials such as damp proof courses, roofing felts and sink pads, and will not have done so unless specifically mentioned in the observations section and/or analysis sheets.

Unless specifically mentioned, no access was gained inside any firedoors. These doors can often contain asbestos materials, and care should be taken in their handling.

Offcuts of asbestos insulation board or cement blocks can often be used as a packing material behind door frames, window frames, skirting boards, under timber floors etc. These installations can be sporadic, and are not easily identified during the course of a survey. Care should be taken during the deconstruction of any such items, and any suspicious materials should be investigated.

Underfloor ducts and/or voids were accessed only where specifically mentioned in the Observations (1.1) section of this report.

Access to the roofs of buildings is only gained when safe to do so. It should be assumed that no access was gained unless specifically mentioned in the Observations section of this report.

RESULTS OF ANALYSIS

Risborough Community Centre, Wards Parks, Stratton Road, Princess Risborough, HP27 9AX

Job No: 13198/146

Survey date: 7th February 2020

SES 070220 01	Carrington Room	Ceiling	Artex	No asbestos detected
SES 070220 02	Carrington Entrance Lobby	Ceiling	Artex	No asbestos detected
SES 070220 03	Cherry Baker Room	Ceiling	Artex	CHRYSOTILE Trace
SES 070220 04	Main Corridor	Floor	Plastic Tiles	No asbestos detected
SES 070220 05	Main Corridor Cupboard	Ceiling Joist	Insulation Board	No asbestos detected
SES 070220 06	Exterior	Roof Edges	Insulation Board Under cloak	CHRYSOTILE Significant
SES 070220 07	Boiler Cupboard	Boiler, Front Face	Insulation Board Damper	No asbestos detected
SES 070220 X01a	Carrington Room Store Cupboard	Ceiling	Artex	No asbestos detected
SES 070220 X01b	Carrington Room Store Cupboard	Ceiling	Artex	No asbestos detected

SES 070220 X01c	Carrington Room Kitchen	Ceiling	Artex	No asbestos detected
SES 070220 X01d	Carrington Room Store Cupboard	Ceiling	Artex	No asbestos detected
SES 070220 X02a	MRC store room	Ceiling	Artex	No asbestos detected
SES 070220 X03a	Main Corridor	Ceiling	Artex	CHRYSOTILE Trace

Asbestos Asset Register

Risborough Community Centre, Wards Parks, Stratton Road, Princess

Sample No	Building	Area	Location	Installation	Content	Type of material	Condition	Priority
SES 07022003	Community Centre	Cherry Baker Room	Ceiling	Artex	Trace	Artex	Good	D

General remarks: The Artex coating is applied to the ceiling area. The Artex coating should be monitored regularly for signs of damage and/or deterioration.

Remedial measures: **Monitor**

Extent: 53 M2

Material Assessment score **2**

Sample No	Building	Area	Location	Installation	Content	Type of material	Condition	Priority
SES 07022006	Community Centre	Exterior	Roof Edges	Insulation Board Under cloak	Significant	Insulation Board	Good	C

General remarks: The insulation boards form the undercloak panels beneath the roof edge tiles throughout the exterior. The insulation board under cloak should be monitored regularly for signs of damage and/or deterioration.

Remedial measures: **Monitor**

Extent: Throughout

Material Assessment score **4**

Sample No	Building	Area	Location	Installation	Content	Type of material	Condition	Priority
SES 070220X03a	Community Centre	Main Corridor	Ceiling	Artex	Trace	Artex	Good	D

General remarks: The Artex coating is applied to the ceiling area. The Artex coating should be monitored regularly for signs of damage and/or deterioration.

Remedial measures: **Monitor**

Extent: 22 M2

Material Assessment score **2**

Building	Job no	Sample No
Community Centre	13198/146	SES 070220 03

Area	Condition
Cherry Baker Room	Good

Location	Type of material
Ceiling	Artex

Installation	Content
Artex	CHRYSOTILE
	Trace

Photo

General remarks

The Artex coating is applied to the ceiling area. The Artex coating should be monitored regularly for signs of damage and/or deterioration.

Material Assessment Score	2

RISK CATEGORY	D

Building	Job no	Sample No
Community Centre	13198/146	SES 070220 06

Area	Condition
Exterior	Good

Location	Type of material
Roof Edges	Insulation Board

Installation	Content
Insulation Board Under cloak	CHRYSOTILE
	Significant

Photo

General remarks

The insulation boards form the undercloak panels beneath the roof edge tiles throughout the exterior. The insulation board under cloak should be monitored regularly for signs of damage and/or deterioration.

Material Assessment Score	4

RISK CATEGORY	C

Building	Job no	Sample No
Community Centre	13198/146	SES 070220 X03a

Area	Condition
Main Corridor	Good

Location	Type of material
Ceiling	Artex

Installation	Content	
Artex	CHRYSOTILE	
		Trace

Material Assessment Score	2	RISK CATEGORY	D

Photo

General remarks

The Artex coating is applied to the ceiling area. The Artex coating should be monitored regularly for signs of damage and/or deterioration.

NON-ASBESTOS REGISTER

SES 070220 01	Community Centre	Carrington Room	Ceiling	Artex	No asbestos detected

Remarks:
The Artex coating is applied to the ceiling area.

SES 070220 02	Community Centre	Carrington Entrance Lobby	Ceiling	Artex	No asbestos detected

Remarks:
The Artex coating is applied to the ceiling area.

SES 070220 04	Community Centre	Main Corridor	Floor	Plastic Tiles	No asbestos detected

Remarks:
The plastic tiles are laid to the floor throughout the main corridor area.

SES 070220 05	Community Centre	Main Corridor Cupboard	Ceiling Joist	Insulation Board	No asbestos detected

Remarks:
The insulation board panels clad the steel ceiling joist within the corridor cupboard.

SES 070220 07	Community Centre	Boiler Cupboard	Boiler, Front Face	Insulation Board Damper	No asbestos detected

Remarks:
The insulation board damper panel is fitted to the lower part of the boiler units.

SES 070220 X01a	Community Centre	Carrington Room Store Cupboard	Ceiling	Artex	No asbestos detected

Remarks:
The Artex coating is applied to the ceiling area.

SES 070220 X01b	Community Centre	Carrington Room Store Cupboard	Ceiling	Artex	No asbestos detected

Remarks:
The Artex coating is applied to the ceiling area.

SES 070220 X01c	Community Centre	Carrington Room Kitchen	Ceiling	Artex	No asbestos detected

Remarks:
The Artex coating is applied to the ceiling area.

SES 070220 X01d	Community Centre	Carrington Room Store Cupboard	Ceiling	Artex	No asbestos detected

Remarks:

The Artex coating is applied to the ceiling area.

SES 070220 X02a	Community Centre	MRC store room	Ceiling	Artex	No asbestos detected

Remarks:

The Artex coating is applied to the ceiling area