Asbestos Management Survey Report

King Street Toilets
King Street
Odiham
Hampshire
RG29 1NB

On behalf of

Odiham Parish Council

Project Reference: PR03927

ASBESTOS / FIRE / REMEDIATION

SLR Environmental Ltd

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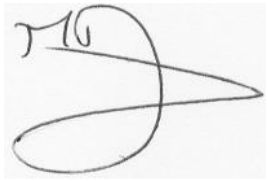
PROJECT OVERVIEW

Project Title & Reference	Asbestos Management Survey PR03927
Site Address	King Street Toilets King Street Odiham Hampshire RG29 1NB
Client Name and Address	Odiham Parish Council The Bridewell The Bury Odiham Hampshire RG29 1NB
Client Representative	Ms Sarah Weir
Name of Surveyor(s)	Martin Binge
Date(s) Survey Conducted	15/11/2017
Report Issue Date	04/12/2017
Report Authorised By	Martin Binge 
Report Reviewed By	Steven Ives 

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EXECUTIVE SUMMARY

An Asbestos Management Survey was carried out at King Street Toilets, King Street, Odiham, RG29 1NB.

Summary of ACM's & recommended action:

No Asbestos Containing Materials or materials strongly presumed to contain asbestos was located during the survey.

Areas of no access:

All areas within scope of survey were accessed.

1 - INTRODUCTION

1.1 SLR Environmental Ltd was requested by Ms Sarah Weir of Odiham Parish Council to carry out an Asbestos Management Survey to King Street Toilets, King Street, Odiham, RG29 1NB. The survey was carried out in accordance with HSG264 & SLR's documented in-house manual - SLR121.

1.2 Site details:
Use of building: Public toilets.

Approximate age/refurbishment details: The age of construction is mid-20th century. No refurbishment details were obtained the time of the survey.

Building description: The building is a purpose-built toilet building of brick and block construction.

1.3 The scope / purpose / aim of the survey:
Asbestos Management Survey to all accessible areas to ascertain the presence of any asbestos-containing materials in accordance with the Control of Asbestos Regulations 2012.

1.4 Areas excluded from the survey:
No instructed areas excluded.

2 - SURVEY RESULTS

2.1 The number of samples collected was 2. Asbestos was not detected in either of the samples. The certificates of analysis can be found within Appendix 5 of this report

2.2 Total occurrences including **collected samples**, **presumed/strongly presumed** items, asbestos is not present in any materials.

(Please refer to the Executive Summary & Asbestos Register located in Appendix 1 of this report*)*

2.3 Non-asbestos items can be found within Non-Asbestos Register Appendix 2 of this report

2.4 Site comments / Recommendations

No asbestos containing materials were identified within the scope of this survey. The roof area of the property was not accessed – if access is required to this area then asbestos should be presumed present until proven otherwise.

If any refurbishment works are planned for these areas which go beyond surface level, then a specific refurbishment & demolition survey should be carried out to ascertain the presence of any asbestos containing materials.

3 - RESTRICTIONS, LIMITATIONS & CAVEATS

3.1 An asbestos management survey is a non-intrusive, non-destructive survey. All accessible boxing, voids & materials were investigated during the course of this survey. Some areas fall outside the remit of a management survey such areas are:

- Fixed boxing
- Live services including electrics, gas, water and distribution boards
- Heating, ventilation, air conditioning (HVac)
- Boilers
- Wall heaters
- Sanitary wares and soil pipes
- Above fixed ceilings
- Below fixed floorings
- Lift shafts & machinery
- Beneath non-asbestos pipe laggings/insulations *
- Sealed windows
- Fire doors
- Wall cavities

*Man-made mineral fibre and other pipe insulations may often cover former asbestos insulations and residues. Due to poor asbestos removal techniques in the past it should be presumed that asbestos is present beneath these insulations until proven otherwise.

3.2 SLR Environmental Ltd carries out inspections up to a height of 3 metres. Unless otherwise stated all areas above this height were outside the scope of works.

3.3 Asbestos containing materials concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.

3.4 As an asbestos management survey is non-intrusive, asbestos containing materials may be hidden within the fabric of a building. If access is required to any part of the surveyed area not detailed within the report then an intrusive Refurbishment/Demolition survey should be carried out prior to refurbishment or demolition.

3.5 A management survey report should not be used as the basis for the asbestos removal specification. A Refurbishment / Demolition survey report may be used for this process. Note that all dimensions referred to in this report are approximate and should not be used for the calculation of priced measures.

4 - SURVEY, SAMPLING & ANALYSIS METHODOLOGY

4.1 The survey and sampling was carried out in-line with the Health & Safety Executive (HSE) Guidance Notes HSG264 (Asbestos-The Survey Guide) and HSG248 (Asbestos-The Analysts' Guide for sampling, analysis & clearance procedures) and our in-house instruction manual SLR121

4.2 A systematic survey of the building(s) was carried out to establish the extent and nature of any asbestos containing materials. Where reasonably practical, both the internal and external building was surveyed. The survey was conducted by visual inspection and subsequent sampling of materials assumed to contain asbestos. The surveyors have knowledge of building construction and are experienced in techniques of recognising and sampling asbestos materials. Each area was systematically examined for the presence of ACM's.

4.3 Professional judgement and the available guidance was applied to ensure that appropriate numbers of samples were collected. All sample points were appropriately sealed. Labelling is carried out in line with the client instruction.

4.4 Samples were analysed by ALS Laboratories using methods based upon the Health & Safety Executive Guidance Note HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

4.5 All bulk samples collected during the survey were prepared and examined by low power stereo-binocular microscopy. Any fibres suspected of being asbestos were mounted on glass slides in appropriate refractive index liquids and examined by polarised light microscopy with dispersion staining.

4.6 The results of the analysis are recorded in the Asbestos & Non-asbestos Registers and Certificates of Analysis.

5 – ASBESTOS REGISTER DESCRIPTIONS & RECOMMENDATIONS

5.1 All asbestos containing materials are detailed within the Asbestos Register found within Appendix 1 and also on marked up plans found within Appendix 4 of this report. A summary of Asbestos Containing Materials is also found within the Executive Summary.

5.2 Asbestos Register Descriptions:

Floor

EXT	– External
-1	– Basement
0	– Ground Floor
01	– First Floor
02	– Second Floor

Room Number

This is a SLR Environmental generated room number unless otherwise requested by the client. Room numbers run in sequential order eg. 001,002,003. Each Room / Area is given a unique number.

Room Description

This can either be the buildings existing room name or number or an assigned description given by the surveyor on site.

Sample Code

S – All sampled materials are given a unique number. Sample numbers run numerically: S001, S002, S003 etc

P – Presumed – Where access is limited, cannot be gained or there is insufficient evidence to establish asbestos is not present, it must be presumed that asbestos is present until otherwise proven.

SP – Strongly Presumed – Where an item is visually identifiable as asbestos containing the material is Strongly Presumed to contain asbestos. This can be in the form of readily identifiable materials for example corrugated cement roof sheets, wall sheeting, ceiling tiles and insulation boards.

Where a material is identical to a material sampled this can be cross referenced to the sampled material. This will also be shown in the Asbestos / Non-asbestos Register as X (Cross Referenced). For example: if a corrugated cement panel was sample S007, a visually identical panel found in other locations would be X007.

NAG – No Access Gained – This means that a room/area/item was inaccessible at the time of inspection as the room may have been locked or to gain access would have compromised the safety of the surveyor or damaged the building.

NSMN – No Suspect Material Noted – A room/area/item was inspected and no suspected Asbestos Containing Materials were found.

Material Description

A description of the material sampled including product type and where possible the application.

Analysis Result

Following laboratory analysis each sample is given a code: CH = Chrysotile AM = Amosite CR = Crocidolite AN = Anthophyllite AC=Actinolite TR= Tremolite NAD=No Asbestos Detected

Material Assessment Score

This Material Assessment is based upon assigning scores according to the Product Type, Asbestos Type, Amount of Damage and Surface Treatment. Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The scores for each category are added together to give an overall Material Assessment score. These scores are to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	**Score**	**Examples**
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

Recommendations and action periods

Recommendations are based on material scores and surveyor judgement on site in line with the guidance published by the Health & Safety Executive. Definitions of recommendations are detailed below.

Manage	The material should be included with the asbestos management policy and will include regular assessment to ensure damage or deterioration has not occurred. Relevant staff / persons should be trained to be made aware. Labelling of the material will warn of a hazard present.
Repair	Addition of a seal to the material to prevent the further deterioration and breakdown of the material.
Encapsulate	Provision of a paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.
Remove	Where a material cannot be repaired or encapsulated the material should be completely removed under suitably controlled conditions in line with the Control of Asbestos Regulations.

Appendix 1

Asbestos Register

ASBESTOS REGISTER

No Asbestos Containing Materials or materials strongly presumed to contain asbestos was located during the survey.

Appendix 2

Non-asbestos Register

NON-ASBESTOS REGISTER

Main									
Floor	**Room Number**	**Room Description**	**Sample Code**	**Material Description**	**Extent**	**Damage**	**Analysis Result**	**Recommended Action**	**Remarks**
0	001	Ladies Toilet	S001	Wall Finish - Textured Coating	40 m^2	1	NAD	No further action	Ceramic tiled floor. Brick block plaster walls. UPVC cladded ceiling. Ceramic tiles to walls. Unlagged metal pipework to wall.
0	002	Cleaning Cupboard	S002	Covering to Floor - Vinyl / Thermoplastic	2 m^2	2	NAD	No further action	Concrete floor. Block and plaster-rendered walls. Plasterboard ceiling. Modern electrics boxes to wall. Water heater to wall with unlagged copper pipework. 3x plastic cisterns to walls.
1	003	Loft	NSMN						Inspected from hatch only as no safe flooring. Timber construction. UPVC and plasterboard floor forming ceilings below. Plastic water tank with man-made mineral fibre insulation. Foam insulation to pipework. Lath and plaster ceiling and walls. Exposed brick and block walls. Modern membrane to pitched roof.
1	004	Male Toilet	X001	Wall Finish - Textured Coating	15 m^2	1	NAD	No further action	Ceramic tiled floor. Brick block plaster walls. UPVC ceiling. Ceramic tiles to walls l. No access into manhole covers on floor.
EXT	005	Externals	NSMN						Brick wall. Plastic rainwater goods. Plaster soffits.

Appendix 3

Material Photos

Material Overview

Building	Main
Floor	0
Room Number	001
Room Description	Ladies Toilet
Sample Code	S001
Material Description	Wall Finish - Textured Coating
Analysis Result	No Asbestos Detected
Extent:	40 m^2
OVERVIEW PHOTO	
	
CLOSE UP PHOTO	
	

Material Assessment Score

Product Type	1
Surface Treatment	1
Extent of Damage	1
Asbestos Type	0
TOTAL SCORE	N/A
Recommendation	No Further Action

Material Overview

Building	Main
Floor	0
Room Number	002
Room Description	Cleaning Cupboard
Sample Code	S002
Material Description	Covering to Floor - Vinyl / Thermoplastic
Analysis Result	No Asbestos Detected
Extent:	2 m^2
OVERVIEW PHOTO	
	
CLOSE UP PHOTO	
	

Material Assessment Score

Product Type	1
Surface Treatment	0
Extent of Damage	2
Asbestos Type	0
TOTAL SCORE	N/A
Recommendation	No Further Action

Material Overview

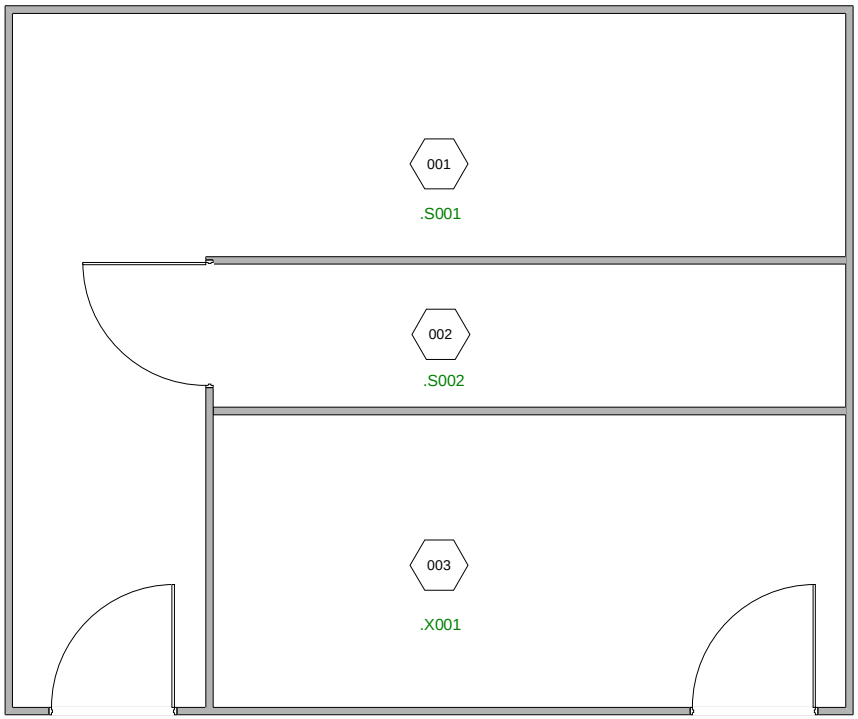
Building	Main
Floor	1
Room Number	004
Room Description	Male Toilet
Sample Code	X001
Material Description	Wall Finish - Textured Coating
Analysis Result	No Asbestos Detected
Extent:	15 m^2
OVERVIEW PHOTO	
	
CLOSE UP PHOTO	
	

Material Assessment Score

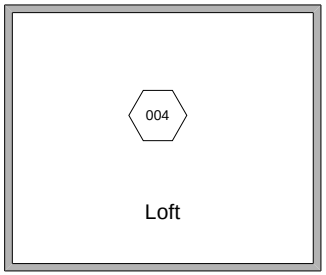
Product Type	1
Surface Treatment	1
Extent of Damage	1
Asbestos Type	0
TOTAL SCORE	N/A
Recommendation	No Further Action

Appendix 4

Plans of the Premises



005 Externals



Remarks:

Symbol	Explanation
.S001	Sample point of Material containing asbestos
.S001	Sample point with No asbestos detected
X001	Cross reference to taken sample
P/SP	Presumed / Strongly Presumed asbestos
001	SLR generated room number

Project number:
PR-03927

Job title

Asbestos Management Survey of Kings Road Toilets

Not for measurement purposes

Site address
Kings Road
Odiham
Hampshire
RG29 1NB

Drawing Title

All Areas

Survey Date	Revision Date
15/11/17	

Client
Odiham Parish Council

Dwg No.	UPRN No
1 of 1	3927
Date	Annotated
04/12/17	MB

Scale(s): N.T.S.

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Appendix 5

Certificates of Analysis

Stephenson's Analytical Services Limited

UKAS TESTING 2620

ASBESTOS FIBRE IDENTIFICATION REPORT

Job Reference No:	P-02250		
Client:	SLR Environmental Ltd	Report Date:	16/11/2017
Client Address:	Suite 2 Crescent House, Yonge Close, Eastleigh, Hampshire, SO50 9SX	Sampled By:	Client
		No. of Samples Received:	2
Client Contact:	Sam Lee	Date Received:	15/11/2017
Site Address:	Kings Street Toilets, Kings Street, Odiham, RG29 1NB	Date Analysed:	15/11/2017
		Client Job No.:	PR03927

Method of Analysis

Sample identification was carried out using Polarised Light Microscopy coupled with McCrone Dispersion staining techniques in accordance with the documented in-house method based on HSG guidance notes HSG248 *(Asbestos: The Analysts Guide for Sampling Analysis and Clearance Procedures)*.

SAS Sample No.	Client Ref	Location	Product Type*	Asbestos Type Detected
S01	PR03927/ 001	Ladies Toilet - Wall finish	Textured Coating	No Asbestos Detected
S02	PR03927/ 002	Cleaning Cupboard - Covering to floor	Composite	No Asbestos Detected

Analysed By: Hayley Cooke **Bulk Analyst**

Authorised By: Hayley Cooke **Bulk Analyst**

Authorised Signature:

SAS does not accept any responsibility for information provided by the client or for the manner in which samples are taken by the client and delivered to SAS for analysis.

Notes

1. Sample(s) collected are analysed for the presence of six types of asbestos fibres – Crocidolite-blue, Amosite-brown, Chrysotile-white, Anthophyllite, Actinolite and Tremolite.
2. Opinions and interpretations identified by an * are outside the scope of the laboratory's UKAS accreditation.