

Survey Reference	76876/DC/1013
Client	RTP Surveyors
Lead Surveyor	Dave Chudleigh
Assistant Surveyor	Not Applicable
Start Date	11 th October 2013
Completion Date	31st October 2013
Reviewed By	Holly Stephens

REFURBISHMENT ASBESTOS SURVEY REPORT

BUILDING SURVEYED:

**Former Corkers Nightclub
Beach Road
Newquay
Cornwall
TR7 1ES**



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Shield Environmental Services Ltd (Surveying Division) wish to advise our client/s that no obligation (actual, assumed or otherwise) maybe placed upon the client, for further work related to the recommendations from this report.



Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrimley
Bristol BS30 8XJ

Tel 0117 960 6366
Fax 0117 960 5563
Email enquiries@shieldenvironmental.co.uk

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1 CERTIFICATE IN TOTAL



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warmley
Bristol BS32 8XJ

Tel 0117 960 6366
Fax 0117 960 5563
Email enquiries@shieldenvironmental.co.uk

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1: EXECUTIVE SUMMARY

A Refurbishment Asbestos Survey, carried out in accordance with in-house asbestos surveying procedures and HSE guidance document HSG 264 was conducted at Former Corkers Nightclub, Beach Road, Newquay, Cornwall, TR7 1ES.

The survey was carried out by Shield Environmental Services Ltd (Surveying Division) on behalf of RTP Surveyors on 11th October 2013

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building(s) prior to planned Refurbishment activities.

During the survey 4 samples of suspected ACMs were taken for analysis, none of which were found to contain asbestos, therefore no ACM's were found or presumed within the area of inspection and scope of this refurbishment survey.



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Wamley
Bristol BS30 6XJ

Tel 0117 960 6366
Fax 0117 960 5583
Email enquiries@shieldenvironmental.co.uk

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1: EXECUTIVE SUMMARY (continued)

Inaccessible areas encountered during the time of the survey, for which no information was obtained:

- (SRF6) First Floor External, Undercloak Boarding – No access due to height restriction (above 3 metres)

REPORT REVIEWED BY

Holly Stephens

SIGNED



Please note Shield Environmental Services Ltd (Surveying Division) cannot be held responsible for the way in which the Client may interpret or act upon the results of this report.



Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warmley
Bristol BS30 8XJ

Tel 0117 950 6366
Fax 0117 950 5583
Email enquiries@shieldenvironmental.co.uk

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2: INTRODUCTION

Shield Environmental Services Ltd (Surveying Division) has been instructed to carry out an asbestos survey by;

RTP Surveyors (Richard Collett)

To ascertain the presence of any asbestos containing materials at;
Former Corkers Club, Beach Road, Newquay, TR7 1ES

Description of Site

The site consists of a nightclub.

Survey Type

The nature of the survey is a Refurbishment Asbestos Survey as detailed in HSE publication HSG 264 Asbestos: The survey guide. The purpose of the survey is to locate and describe, as far as reasonably practicable, all ACMs in the building(s) and may involve destructive inspection, as necessary, to gain access to all areas, including those difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. The survey is designed to be used as a guide for tendering the removal of ACMs from the building(s) prior to Refurbishment.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Floor Plans

Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrimley
Bristol BS30 6XJ

Tel 0117 960 6366
Fax 0117 960 5583
Email enquiries@shieldenvironmental.co.uk

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3: GENERAL SITE INFORMATION

SURVEY CONSULTANTS	-	Shield Environmental Services Ltd. (Surveying Division) Shield House, Caxton Business Park, Crown Way, Warmley, Bristol, BS30 8XJ
SURVEY CONDUCTED BY	-	Dave Chudleigh
ASSISTED BY	-	Not Applicable
CLIENT	-	RTP Surveyors, 12 Arwenack Street, Falmouth, Cornwall, TR11 3JD
CLIENT CONTACT	-	Richard Collett
SITE ADDRESS	-	Former Corkers Nightclub, Beach Road, Newquay, Cornwall, TR7 1ES
SURVEY DATE(S)	-	11 th October 2013
REPORT DATE	-	23 rd October 2013
REPORT TYPED BY	-	Lorraine Read
REPORT ISSUED	-	31st October 2013
REPORT REFERENCE	-	76876/DC/1013



Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warmley
Bristol BS30 8XJ

Tel 0117 960 6368
Fax 0117 960 5583
Email enquiries@shieldenvironmental.co.uk

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3: GENERAL SITE INFORMATION (continued)

- Areas Included in the Survey:
 - All areas within Former Corkers Nightclub, Beach Road, Newquay, TR7 1ES were included in the survey.
- Agreed Exclusions and Inaccessible Areas:
 - No areas within Former Corkers Nightclub, Beach Road, Newquay, TR7 1ES were excluded from the survey.
- Inaccessible areas encountered during the time of the survey, for which no information was obtained:
 - (SRF6) First Floor External, Undercloak Boarding – No access due to height restriction (above 3 metres)
- Survey Methodology:
 - In-house asbestos surveying procedures and HSE guidance document HSG 264.
- Survey Type
 - Refurbishment Survey as defined in HSE guidance document HSG 264.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - None
- Areas Excluded from the Survey (Areas outside of ownership and control):
 - None



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrimley
Bristol BS30 6XJ

Tel 0117 960 6366
Fax 0117 960 5593
Email enquiries@shieldenvironmental.co.uk

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4: CONCLUSIONS AND ACTIONS

Room No	Asbestos Containing Product	Recommended Actions	Urgency
(SRF6) First Floor External	Undercloak Boarding (presumed) – No access due to height restrictions (above 3 metres)	<i>Exercise Caution & Assess prior to access</i>	<i>High</i>



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrley
Bristol BS30 8XJ

Tel 0117 960 6366
Fax 0117 960 5593
Email enquiries@shieldenvironmental.co.uk

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5: SURVEY METHOD

The survey is conducted in accordance with our in-house asbestos surveying procedures and HSE guidance document HSG 264. Where appropriate, bulk samples of suspected ACMs are taken from the property.

Representative samples are also taken of any materials that may be confused with ACMs. Sampling location stickers, bearing the individual samples unique identification number, are applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain asbestos are not sampled (e.g. wall paper, plasterboard, chipboard, wood etc).

All samples taken are sent to a UKAS Accredited Laboratory for analysis by polarised light microscopy (PLM) as per the method prescribed in HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Completed bulk sample analysis test reports for all samples taken are appended for client review.

A Survey Report Form (SRF) is completed for each suspect sample taken, for materials strongly presumed to contain asbestos (i.e. materials visually similar to positively identified ACMs) and for areas presumed to contain asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant.

Each SRF contains a colour photograph, individual material risk assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The SRFs are combined together to form a site-specific asbestos register (see Appendix 1).



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrimley
Bristol BS30 8XJ

Tel 0117 950 5366
Fax 0117 950 5563
Email enquiries@shieldenvironmental.co.uk

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6: GENERAL COMMENTS

This report only relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Materials were only sampled where the surveyor considered there was a high probability that they may contain asbestos. This report contains findings based upon visual inspection and results of laboratory analysis.

During the course of the survey all reasonable efforts were made to identify the presence of asbestos containing materials within the surveyed areas however, asbestos containing materials are sometimes concealed within the fabric of a building or within sealed building voids, so it is not always possible to regard the findings of any survey as being definitive. Therefore, it must always remain a possibility that further asbestos containing materials may be found during any refurbishment works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection, either because such areas were locked and despite requests for access to be arranged none was, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being asbestos containing materials in such areas.

Figures quoted in the asbestos register detailing the extent of ACMs are approximate based on visual inspection on the day of the survey and should be used as a guide only.

No responsibility can be taken for any misinterpretation of this report by third parties.

Please Note:

The content of this report should only be used for guidance in support of refurbishment works requiring the removal of ACMs and not as an actual specification of tender.



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrley
Bristol BS30 8XJ

Tel 0117 980 6396
Fax 0117 980 5563
Email enquiries@shieldenvironmental.co.uk

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6: GENERAL COMMENTS (continued)

The survey was limited to those areas accessed at the time of the Survey.

No responsibility will be accepted for the presence of asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

We have 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 survey.

Representative bulk samples have been taken from all materials, which upon visual inspection appeared likely to contain asbestos.

Unless otherwise stated pipe work insulation and heating plant was not inspected in entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

Due to the nature and variety of asbestos uses in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where refurbishment is to follow a refurbishment Survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

Manufactured products containing asbestos have been extremely diverse. Therefore, responsibility cannot be accepted for any consequential loss or damage resulting from non-recognition of an unusual material that is later established as having an asbestos content. This caveat does not apply to common asbestos containing materials and products such as Asbestos Insulating Board, Pipe Insulation, Textured Coatings, Cement Sheets and Rain Water Goods.

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is, therefore, possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 μm . These may not be visible by the optical microscopy method described in HSE publications HSG248.



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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrimley
Bristol BS30 8XJ

Tel 0117 950 6368
Fax 0117 950 5583
Email enquiries@shieldenvironmental.co.uk

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7: REGISTER OF ASBESTOS CONTAINING MATERIALS




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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrley
Bristol BS30 8XJ

Tel 0117 960 6366
Fax 0117 960 5583
Email enquiries@shieldenvironmental.co.uk

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Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
6	No Sample Taken - no access	First Floor	External	Undercloak Boarding	Low	2	0	1	2	5	Low	
Quantity		ID	Recommendations		Comments							
6 m ²		PTCA	Exercise Caution & Assess prior to access		No access due to height restriction (above 3 metres), therefore presumed to contain asbestos. Exercise caution until content is established. Assess prior to access.							

Material Assessment Algorithm

A: Product Type:

- 1 Asbestos Reinforced composites (plastics, resins, misscos, roofing felt, vinyl floor tiles, semi-rigid panels or decorative finishes, asbestos cement etc)
- 2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc
- 3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

B: 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
- 3 High Damage or delamination of materials, scuffs and thermal insulation: visible asbestos debris

C: 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

D: Asbestos Type:

- 1 Chrysotile
- 2 Amphibole asbestos excluding crocidolite
- 3 Crocidolite

8: REGISTER OF NON-ASBESTOS CONTAINING MATERIALS







Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warrimley
Bristol BS30 6XJ


Tel 0117 960 5366
Fax 0117 960 5563
Email enquiries@shieldenvironmental.co.uk

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Ref	Sample No	Floor	Location	Description	Photo
1	76876/001	Ground Floor	001 Bar & Dance Floor	Textured Coating	
Quantity	ID	Comments			
60 m ²	NAD	No asbestos detected			
Ref	Sample No	Floor	Location	Description	Photo
2	76876/002	Ground Floor	002 Kitchen	Ceiling Panels	
Quantity	ID	Comments			
2 x 0.5 m ²	NAD	No asbestos detected			
Ref	Sample No	Floor	Location	Description	Photo
3	76876/003	Ground Floor	002 Kitchen	Internal Door Lining	
Quantity	ID	Comments			
2 m ²	NAD	No asbestos detected			
Ref	Sample No	Floor	Location	Description	Photo
4	76876/004	Ground Floor	002 Kitchen	Sink Pads	
Quantity	ID	Comments			
3 In No.	NAD	No asbestos detected			

NAD – No Asbestos Detected
 SPNTCA – Strongly Presumed Not to Contain Asbestos
 PNTCA – Presumed Not To Contain Asbestos

Ref	Sample No	Floor	Location	Description	Photo
5	Visually Similar To 76876/003	Ground Floor	003 Stairs	Door liner	
Quantity	ID	Comments			
2 x 2 m ²	NAD	No asbestos detected			

9: PLANS



Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warmley
Bristol BS30 8XJ

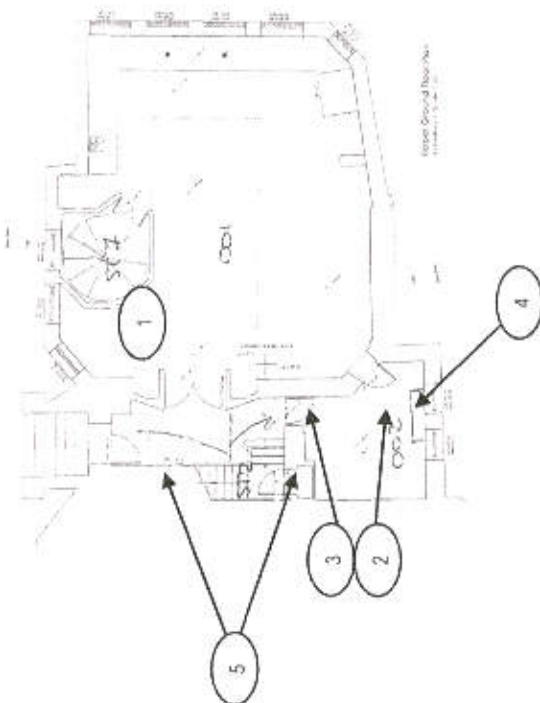
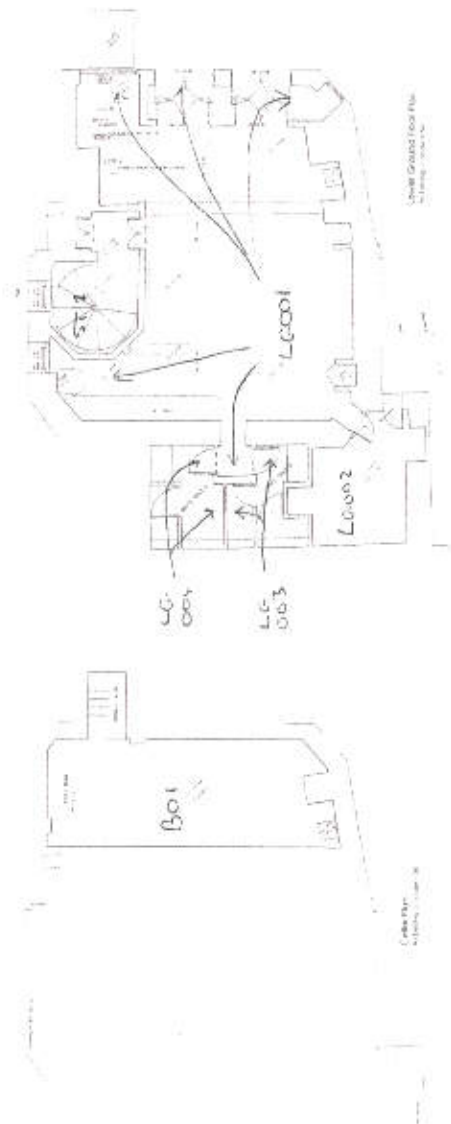
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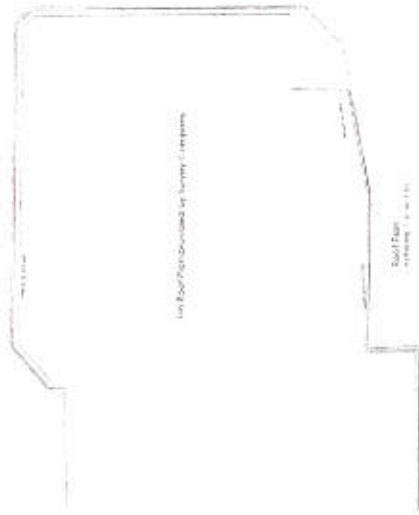
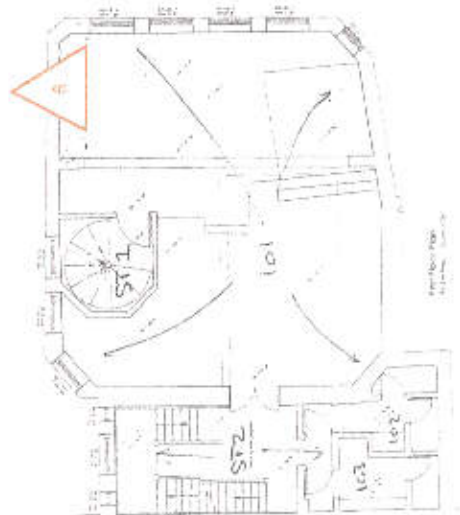


**THIS PLAN SHOULD BE
READ IN CONJUNCTION
WITH THE MAIN BODY OF
THE REPORT AND
INDIVIDUAL SRF'S**





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10: BULK MATERIAL ANALYSIS REPORT



Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warmley
Bristol BS30 8XJ

Tel 0117 960 6366
Fax 0117 960 6583
Email enquiries@shieldenvironmental.co.uk

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Scientific Services Ltd.
The Fuel Depot, Scorrier, Redruth
Cornwall TR16 5UT
Tel. 01209 311350 Fax. 01209 820315
Email: enquiries@scientificservices.org
Web: www.scientificservices.org



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ASBESTOS BULK ANALYSIS TEST REPORT**Test Report Number**

R77969- R1

SOP No. D3TA1 based on HSG248 Appendix2

Report Date: 24/10/2013

Shield Environmental Services Shield House Caxton Business Park Crown Way Warmley BS30 8XJ
Date Samples Received by Lab:- 14/10/2013

Location:-	Former Corkers Club
Date Sampled:-	14/10/2013
Sampled by:-	D Chudleigh
Date Tested:-	16/10/2013
Tested By:-	Callum Strange
Your Order:-	131234
SSL Job No:-	75791

TEST RESULTS

Test Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
259712	76876/001	TC	Textured Coating	NAD
259713	76876/002	IB	Ceiling Panel	NAD
259714	76876/003	IB	Door Liner	NAD
259715	76876/004	B	Sink Pad	NAD

Additional Comments

Report reissued 24/10/2013: Prefix "76876" added to Customer Sample references at customer request. [NJB]

Authorisation Code	20131024720
Authorised by	Nick Brokenshire
Technical Approval	2013297720
Authorised by:	Melanie Lewis

KEY

Sample Type: B = Bituminous Product, C = Cement, DD = Dust & Debris, G = Gasket, HSL = Hard Set Lagging, IB = Insulation Board, L = Preformed/Flexible Lagging, LFF = Loose Fill Fibres, MP = Mineral Products, PS = Plaster, PT = Paint, RP = Reinforced Plastic, SC = Spray Coating, TC = Textured Coating, TFT = Thermoplastic Floor Tiles, VFT = Vinyl Floor Tiles, T = Textiles O = Other (detailed).

Asbestos Type: AMO = Amosite, CHR = Chrysotile, CROC = Crocidolite, TRE = Fibrous Tremolite, ACT = Fibrous Actinolite, ANT = Fibrous Anthophyllite, NAD = No Asbestos Detected

Remarks:

Materials have been retained to do Asbestos Insulation Board or Asbestos Cement based on their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the clients sampling strategy or procedures, or the use of these results in subsequent reports. Tests so marked in this report are not included in the UKAS accreditation schedule for this laboratory. Tests marked S in this report have been subcontracted to a UKAS accredited laboratory.

This report relates only to the samples tested. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

Approved by	NJB	Date	10/05/13
Issue No	10	Ref	0484

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Shield Environmental Services Ltd
Surveying Division
Shield House
Caxton Business Park
Crown Way, Warmley
Bristol BS30 8XJ

Tel 0117 960 6368
Fax 0117 960 5583
Email enquiries@shieldenvironmental.co.uk

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