

ASBESTOS SURVEY REPORT



Client : **Thame Town Council**

Site Ref : **N/A**

Site Address : **Thame Cricket Club Pavilion
Church Meadow
Church Road
Thame
OX9 3AJ**

Survey Date : **8th June 2017**

Report Issue Date : **22nd June 2017**

Report Reference : **J000620**

Survey Type : **Management Survey**



Asbestos Consultancy Practice

Asbestos Management Surveys
Asbestos Refurbishment Surveys
Asbestos Demolition Surveys
Asbestos Re-Inspection Surveys
Asbestos Air Monitoring and Four Stage Clearances / Certificates of Reoccupation
Asbestos Removal Management
Asbestos Project Management
Asbestos Consultancy

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Section A

Client Thame Town Council
Site Ref N/A
Site Address Thame Cricket Club Pavilion, Church Meadow, Church
Road, Thame, Oxfordshire, OX9 3AJ
Survey Date 08th June 2017
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Section A

Client	Thame Town Council
Site Ref	N/A
Site Address	Thame Cricket Club Pavilion, Church Meadow, Church Road, Thame, Oxfordshire, OX9 3AJ
Survey Date	08 th June 2017
Report Reference	J000620

REPORT DETAILS

Site Address	Thame Cricket Club Pavilion, Church Meadow, Church Road, Thame, Oxfordshire, OX9 3AJ
Client	Thame Town council
Client Contact	S. Keen, c/o Ridge and Partners LLP
Client Address	Thame Town Council, High Street, Thame, Oxfordshire, OX9 3DP
Client Ref	N/A
Survey Date	08th June 2017
Report Reference	J000620
Survey Carried Out By	M. Chard
Analytical Laboratory	Asbestos Laboratory Services Ltd

Report Prepared by : **S. Emler**

Report Reviewed and Checked by : **N. Lewis**

Signature : *Nadine Lewis*
Nadine Lewis (Jun 22, 2017)

Report Authorised by (Lead Surveyor) : **p.p. M. Chard**

Signature : *T.P. Lewis*
T.P. Lewis (Jun 22, 2017)

Report Issue Date : **22nd June 2017**



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INTRODUCTION

This report details the findings of an asbestos survey commissioned by the client. The main aim and objectives of the survey were as follows:

- To identify areas where asbestos is present
- To identify the type and extent of asbestos material where present
- To assess the state of repair and condition of asbestos containing materials in order to provide a material risk assessment

Unless otherwise stated the survey was conducted in order to enable compliance with regulation 4 of The Control of Asbestos Regulations 2012. All work was conducted with strict adherence to documented in-house procedures (PM001), the current HSE HSG264 Asbestos: The Survey Guide methodology, together with our standard terms and conditions.

The scope of work requested was limited to the areas identified by the client.

Where the client made site plans available for this survey we have, where possible, incorporated them into this report. Where site plans were not made available by the client for this survey, CWE have produced outline plans of the areas surveyed for the purposes of this report.

This report only relates to the situation on the day of the site visit and cannot take into account subsequent changes in circumstances.

SITE DETAILS

- A Building type**
Sports Pavilion
- B Approx. date of construction**
1976
- C Number of floors/levels**
2
- D Building construction type**
Timber Frame with a Pitched Roof

Please note: The information detailed in items B & D have been supplied by the client or clients representative. CWE cannot take responsibility for inaccuracies of the supplied information



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Section B

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EXECUTIVE SUMMARY

General Notes / Limitations of Survey

N/A

The aim of this section is to provide a quick overview of all identified ACMs, presumed or strongly presumed. The full details for each item within this summary can be found in the Asbestos Register in Section C.

Prior to the completion of a Priority Risk Assessment, the Material Risk Assessment shown in the table below provides guidance on prioritising those materials which may require remedial action. As outlined in the Risk Assessment section the following risk assessment categories have been used.

Items greater or equal to **10** should be regarded as **High Risk**, with a significant potential to release fibres if disturbed. Items between **7** and **9** should be regarded as **Medium Risk**. Items between 5 and 6 should be regarded as **Low Risk** and equal to **or less than 4** should be regarded as **Very Low Risk**.

The following table contains a summary of each of the positively identified ACMs. They have been identified by a combination of bulk sampling, identification of visually identical materials, and by presumption or strong presumption.

Asbestos Register Summary Table

Item	Level	Location	Material Description / Product Type	Quantity	Condition (Damage)	Material Risk	Recommendation
No asbestos was detected within the scope of this survey							
-	-	-	-	-	-	-	-



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Section B

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Areas of No Access

Areas where no access has been gained are as follows

Item	Level	Location	Reason for no access
All areas within the scope of this survey were accessed			
-	-	-	-



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Section C

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ASBESTOS REGISTER



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Section C

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 Survey Date 08th June 2017
 Report Reference J000620

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
1	First Floor	Water Tank Room	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Plastic water tanks Fibreboard lining to pitch of roof		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Fibreboard	Wood	Wood Panels	Screed	Pipework – Foam insulated				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
2	First Floor	Score Box	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Fibreboard lining to pitch of roof Metal spiral staircase		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
			-		-			
					Review Period			
					-			
Ceiling		Ceiling Soffit	Wall	Flooring	Other			
Fibreboard		Wood	Wood panels	Timber	-			



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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
3	First Floor	Storage Balcony	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Fibreboard lining to pitch of roof Plastic water tank		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling		Ceiling Soffit	Wall	Flooring		Other		
Fibreboard		Wood	Wood panels	Strawboard		Pipework – Non insulated		

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
4	Roof	Music Room – Loft Space	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			MMMF insulation on plasterboard flooring		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	-	-	-	-				



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Item	Level	Location / Room number		Survey Type	Sample Reference	Quantity			
5	Ground Floor	Music Room		Management	J000620/01	-			
				Material Description		Material Risk			
				Textured coating to ceiling (Broken Leather effect)		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
				Additional Information		-	-	-	-
				Non asbestos timber doors Timber loft access trap hatch		Score - Material Risk			
						-		-	
				Recommendations		Accessibility			
No asbestos detected in sample No further action required		-							
		Review Period							
		-							
Ceiling		Ceiling Soffit	Wall	Flooring		Other			
Plastered / Plasterboard panels		Wood	Block work	Carpet / Screed		Pipework – Non insulated			

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
6	Ground Floor	Viewing Room	Management	J000620/02	-			
			Material Description		Material Risk			
			Textured coating to ceiling (Broken Leather effect)		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Timber-framed windows		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
No asbestos detected in sample No further action required		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Plastered / Plasterboard panels	No access	Wood panels	Carpet / Screed	Pipework – Non insulated				



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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
7	Ground Floor	Bar Seating Area	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Non asbestos coating to strawboard soffit Fibreboard lining panels to pitch of roof Non asbestos timber doors		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Fibreboard	Strawboard	Wood panels / Block work	Carpet / Ceramic tiles / Screed	Pipework – Non insulated				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
8	Ground Floor	Bar	Management	J000620/03	-			
			Material Description		Material Risk			
			Damper pad to base of sink		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			1no. kitchen sink		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
No asbestos detected in sample No further action required		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Strawboard	Wood panels / Block work	Ceramic tiles / Screed	Pipework – Non insulated				



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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
9	Ground Floor	Umpire Room	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Timber wall panels		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Strawboard	Wood panels / Block work	Carpet / Screed	-				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
10	Ground Floor	Shower	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Timber skylight cheeks No access within boxing		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Plastered / Plasterboard panels	No access	Block work	Ceramic tiles / Screed	Pipework – Non insulated Riser covers - Timber				



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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
11	Ground Floor	Store	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Timber wall lining panels		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Strawboard	Wood panels / Block work	Screed	-				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
12	Ground Floor	Male W.C	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					-	-	-	-
			Additional Information		Score - Material Risk			
			Ceramic W.C cistern Plastic soil pipe		-		-	
					Recommendations		Accessibility	
			-		-			
Review Period								
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Plastered / Plasterboard panels	No access	Wood panels / Block work	Ceramic tiles / Screed	Pipework – Non insulated				



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A photograph of a small, empty room. In the foreground, a white rectangular table is partially visible. Behind it, several black plastic chairs are arranged in rows. The room has light-colored walls and a dark floor. A window with a wooden frame is on the left wall, letting in bright light. On the right wall, there is a coat rack with a single hanger.A photograph of a waiting room. There are five chairs: three with blue upholstery and light-colored wooden frames, and two with black plastic frames. The room has white walls, a dark green carpet, and exposed wooden beams on the ceiling. A window with multiple panes is on the right wall, letting in bright light. On the left wall, there is a corkboard with a single notice pinned to it. On the right wall, there is a larger corkboard with several notices, including one with a green circular logo. A white ladder leans against the right wall near the window.

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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
15	Ground Floor	Circulation	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Timber wall panels Non asbestos timber doors		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Strawboard	Wood panels / Block work	Carpet / Screed	Pipework – Non insulated				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
16	Ground Floor	Boiler Cupboard	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Copper water tanks with foam jackets Non asbestos timber door		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Plasterboard panels	Strawboard	Wood panels	Carpet / Screed	Pipework – Non insulated				



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A kitchen area with white cabinets, a black countertop, and a sink. A window is visible on the left. A blue recycling bin and a black trash bin are in the foreground.


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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
19	Ground Floor	Electrical Store	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Non asbestos fuse board Non asbestos Ideal boiler		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Strawboard	Wood panels / Block work	Screed	Pipework – Non insulated				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
20	Ground Floor	Cellar	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Plasterboard panels below timber soffit		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
Plasterboard panels	Wood	Block work	Screed	Pipework – Foam insulated				



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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
21	External	Garage	Management	J000620/04	-			
			Material Description		Material Risk			
			Tile underclanking		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Tile underclanking at high level to gable ends Plastic rainwater goods		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			No asbestos detected in sample No further action required		-			
Review Period								
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Wood	Block work	Screed	-				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
22	External	Garden Shed	Management	J000620/05	-			
			Material Description		Material Risk			
			Roofing felt		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Roofing felt to pitch of roof Timber lined shed		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
No asbestos detected in sample No further action required		-						
		Review Period						
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Wood	Wood panels	Screed	-				




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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
23	External	All Elevations	Management	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Timber soffit and fascia Plastic rainwater goods		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
					-			
		Review Period						
		-						
Ceiling		Ceiling Soffit	Wall	Flooring	Other			
-	-	-	-	-				



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Client	Thame Town Council
Site Ref	N/A
Site Address	Thame Cricket Club Pavilion, Church Meadow, Church Road, Thame, Oxfordshire, OX9 3AJ
Survey Date	08 th June 2017
Report Reference	J000620

SURVEY TYPE – MANAGEMENT SURVEY

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs (asbestos containing materials) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. All areas will be accessed as far as is reasonably practicable and shall include underfloor coverings, above false ceilings and inside risers, service ducts, lift shafts, basements, cellars, underground rooms, etc as agreed with the client.

Management surveys often involve minor intrusive works and some disturbance, such as accessing behind fascia and panels. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties and on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment / cabling etc. Any minor intrusive works will be agreed with the client prior to the survey commencing. Any minor intrusive works agreed to are set out in Section B – General Notes/ Limitations of Survey.

Representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the Surveyor's judgment. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present.

Material assessments of the various ACM's and their ability to release fibres into the air if they are disturbed in some way are provided on the individual item inspections. Priority Risk assessments are not within the scope of CWE's accreditation and are not provided.

Any areas not accessed must be presumed to contain asbestos and are clearly listed in Section B, including the reason for not being able to access these areas.

SURVEY METHODOLOGY

All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of asbestos containing materials.

The Surveyor(s) have accomplished all tasks necessary to identify asbestos containing materials as far as is reasonably practicable.

The inspection included, but was not necessarily limited to, the following:

- A thorough on-site visual inspection. During the inspection, the Surveyor(s) identified and quantified suspected ACMs.
- All areas of homogenous material have been identified, based upon previous experience of laboratory bulk analysis results.
- Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected.
- Completing a Survey Summary of suspect ACMs, whether later proven to contain asbestos or not.
- Where the Surveyor(s) suspected a material containing asbestos, a sample was taken for analysis.
- The samples were chosen as being representative of the material under investigation.
- All sampling was undertaken following the HSE guidance note HSG264, causing the minimum possible disruption and potential risk to the health of building occupants and visitors.
- All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.



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Section D

Client	Thame Town Council
Site Ref	N/A
Site Address	Thame Cricket Club Pavilion, Church Meadow, Church Road, Thame, Oxfordshire, OX9 3AJ
Survey Date	08 th June 2017
Report Reference	J000620

LIMITATIONS OF THE SURVEY

General

This report contains findings based upon initial visual inspection during the course of the survey. All reasonable efforts were made to identify the presence of materials containing asbestos within the surveyed areas.

Asbestos is sometimes concealed within the fabric of buildings or within sealed building voids, so it is not always possible to regard the findings in any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during any alteration, refurbishment or demolition works.

Areas of reported “**no access**” have attempted to be re-accessed on one further occasion, if the survey duration was of two days or more. No further access attempt has been made for surveys of one day or less. For all types of survey where “**no access**” is reported, outlining the reasons why access was not available indicates that the area specified was not accessible at the time of the survey. The client’s attention is drawn to the possibility that further ACMs may be in the area and consequently caution should be applied. Areas not identified in this report should be considered as **not accessed**. Further investigation may be required to these areas.

Where the Surveyor(s) identified **actual** or **presumed** asbestos containing material, no further inspection behind such material was possible. No account has been made for materials located behind unknown voids and spaces. Should the presumed or identified material be subsequently proven not to contain asbestos following bulk sample analysis, then further inspection work should be conducted at the formal request of the client.

The quantification stated in this report, are based on the Surveyor’s estimates. They are intended to indicate approximate size and volume of asbestos based material and should not be used for contractual purposes alone. A further site visit may be prudent, for estimation/contractual purposes.

Manufactured products containing asbestos have been extremely diverse. CWE have done all that is reasonably practicable to identify such materials. Certain decorative coatings and 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 or 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 0.1µm. These may not be visible by the optical microscopy method described in HSE publications HSG248.



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SPECIFIC

Unless specifically requested by the client and agreed by CWE, access to the following has not been achieved (where applicable).

Heights above 2.5 metres

We have not inspected any areas requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless requested in writing by the client. Unless stated and agreed by prior arrangement, no access above 2.5 metres has been made. External access to a property has been limited to 2.5 metres from ground level.

Fragile or pitched roof structures

Inspection has not been undertaken on pitched roofs. Flat roofs with little or no edge protection have only been inspected as far as deemed safe. No access has been made closer than 2.5 metres from exposed edges.

Open sewers or drains

Areas such as open sewers or drains that have a known biological hazard, together with the potential for fast flowing water, etc have not been inspected.

Areas of chemical or biological hazard

Areas that have a known chemical or biological hazard have not been inspected.

Confined spaces or areas of potential hazard

Representative access only has been made to risers, ducts above slab level and boxing, where the anticipated hazard and level of risk from the process of inspection is sufficiently low enough to proceed. We have not reported on concealed spaces, flues, ducts, voids or any similarly enclosed areas, which would have necessitated the use of specialist equipment or tools.

Service ducts with no visible means of access

Inspection has not been undertaken to any service ducts or similar voids that exist within the fabric of the building where the extent or presence is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Lift, hoist machinery and open shafts

Lifts, lift shafts, hoists or similar which require the attendance of a specialist engineer have not been inspected without a competent engineer being present. These areas are excluded from the report. The provision and arrangement of such specialist engineers are at the expense of the client. Access within plant, machinery and other similar fixtures and fittings has not been attempted, unless by prior agreement of CWE and the client.

Live machinery, including lift machinery and escalators

Inspection of electrical systems and subsystems etc has not been attempted if the Surveyor(s) were unsure as to their state of isolation. All electrical systems which require inspection by the client require confirmation that the electrical system has been isolated by a competent person (for example, an electrical engineer).



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Enclosed floor voids, ceiling voids and similar spaces

Unless requested by the client, inspection to areas that may have caused damage to decoration, fixtures, fittings or the structure, have been excluded from the survey. CWE is unable to report on any asbestos that may be present in these areas. 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.

Areas beneath fixed floor coverings, soft furnishings and decorations

We have not inspected any areas or surfaces that require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings, other than at selected locations where appropriate.

Joints, seals, lagging within equipment, pipework etc that may impact upon the structural integrity of the item

A limited inspection only has been carried out on valves, flanges, ovens, etc. where pipework is concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible.

Areas of insect and animal infestation, including areas with animal excreta

We have not inspected any areas or surfaces that, prior to investigation, require the removal of animal excreta, carcasses and other such biological hazards.

Sampling

Samples have not been taken where the act of sampling would endanger the Surveyor(s) 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. Where items are presumed or strongly presumed to contain asbestos they are noted and scored accordingly in the Asbestos Register and Asbestos Register Summary.

Sample/s have been taken of materials suspected to be asbestos in the building, to the requisite density only.

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



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RISK ASSESSMENT

Risk assessment covers two areas:

- **Material Risk Assessment:** Material risk assessment relates directly to the material and its current condition.
- **Priority Risk Assessment:** Priority risk assessment relates to the material (risk assessment) within its environmental surroundings. It takes into account further factors such as occupancy levels and maintenance activity in order to produce a risk figure.

A more detailed explanation of each is available in the following sections.

Material Risk Assessment

The four main parameters which will determine the amount of fibres released from an ACM when subject to a standard disturbance are:

- product type
- extent of damage or deterioration
- surface treatment
- asbestos type

Each parameter is scored as: High = 3, Medium = 2 or Low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building show a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used.

An overview of the risk categories can be seen in the following table.

Score	Comments
≥10	High Risk Such items should be regarded as high risk, with a significant potential to release fibres if disturbed
7 - 9	Medium Risk
5 - 6	Low Risk
4 or less	Very Low Risk



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Examples of scoring for each parameter are given in the table below.

Material Assessment Algorithm		
Sample Variable	Score	Examples of scores
Product type (or debris)	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, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulating (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 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.
Total		

'High' Risk Category

Materials in the 'high' category require **urgent** consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate:-

- Complete removal.
- Encapsulation, sealing or other protection including marking with appropriate warning labels.
- Decontamination works.
- Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (These may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being produced).

'Medium' Risk Category

The condition of any material in the 'medium' category requires regular monitoring and a programme of management. Encapsulation or removal may well be appropriate in the medium to long term.

'Low' Risk and 'Very Low' Risk Category

'Low' risk and 'Very Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring under a management regime is advisable.



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Priority Risk Assessment

In addition to that identified by the 'material assessment' score, consideration must also be given to the other users activities in and around the building. This Duty Holders Priority Assessment method and score is detailed in the HSE guidance A Comprehensive Guide to Managing Asbestos in Premises (HSG227). This score is added to the HSG264 Material Assessment Score. The higher the Total Risk Score, the greater the risk of exposure to occupants.

The priority risk assessment looks at the likelihood of someone disturbing the ACM. The factors taken into account are listed below:

Factor	Comments
Maintenance activity	Type of maintenance and frequency of maintenance
Occupant activity	Main activity and Secondary activities
Likelihood of disturbance	Location, accessibility and extent/amount
Human exposure potential	Number of occupants, frequency of use of the area and average time area is in use

This survey does not provide a "Priority" risk assessment. The responsibility for such risk assessments being conducted is that of the Duty holder responsible for the property concerned. CWE Services Ltd can assist with the implementation and auditing of risk management systems on the client's behalf although this does not fall within the scope of our UKAS Accreditation. For further assistance and technical advice, please contact a CWE Technical Manager.



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RECOMMENDATIONS

The following risk categories provide the three classifications of risk used within this survey. In general: **The higher the number the higher the risk.**

The recommendation given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the Surveyors during the survey. Details of the scoring system utilised can be found in the previous section.

The recommended actions have been confined to a limited number of key actions. They can be seen in the following table.

Recommendation	Comments
Remove	Removal of asbestos containing materials is recommended on the basis that its condition and location could result in exposure to persons, spread of asbestos, or release to the environment.
Repair / Encapsulate	Repair or complete encapsulation is recommended as an alternative to removal, where reasonably safe and possible to do so.
Environmental Clean	Recommended where contamination from existing or removed asbestos containing materials could result in exposure, spread, or release of asbestos into the environment.
Air Monitoring	Recommendations where the risk of exposure of persons to airborne asbestos fibre may be or may have been possible, and determination of such exposure is warranted.
Restrict Access	Access to be restricted to personnel working under controlled circumstances, with protection where determined.
Prohibit Access	Prohibit access to all personnel pending remedial action.
Manage in accordance with current asbestos legislation	Management of asbestos containing materials is recommended on the basis that its condition and location would not easily result in exposure to persons, spread of asbestos, or release to the environment.

Where the recommended action for a material is to encapsulate or label and manage in situ, the client should be aware that these materials **must** be removed prior to any works or activity likely to cause disturbance to the material. A risk assessment should be made as part of the management regime in advance of any planned works, maintenance or similar.

Any activity involving the removal, encapsulation or disposal of licensable asbestos containing materials must be done in accordance with the provisions of The Control of Asbestos Regulations 2012.

The client should be aware that the findings of this report do not constitute either a full risk assessment or a management plan.

Where any doubt may exist regarding management measures to be implemented, then either the most cautious route should be adopted, or more detailed risk assessment undertaken. CWE Services Ltd can assist with the implementation and monitoring of management systems on the client's behalf. For further assistance and technical advice, please contact a CWE Technical Manager.



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DUTY TO MANAGE ASBESTOS

Regulation 4 of The Control of Asbestos Regulations 2012, prescribes duties that must be complied with when managing the risk from asbestos in non-domestic premises. Under Regulation 4(3) duty holders must ensure that a suitable and sufficient assessment is made to determine whether asbestos is present or liable to be present in a premise. During such an assessment, Regulation 4(5) states that account should be taken of any plans, the age, and other relevant information about the building.

Regulation 4(4) requires reasonable steps to be taken when making the assessment, and the condition of any asbestos present or assumed to be considered.

Regulation 4(10) states that measures must be taken to:

- a. Review and revise the management plan.
- b. Implement the measures specified in the plan.
- c. Record such implementation.

The client or duty holder is wholly responsible for implementing measures or management of asbestos identified or presumed within the premises, and reviewing the plan as under Regulation 4(10).

We would recommend that a full risk assessment, including priority assessment, is carried out to the requirements of HSG 227 – A Comprehensive Guide to Managing Asbestos in Premises – as issued by the Health and Safety Executive. On completion of a risk assessment, a plan to manage asbestos can then be prepared.

Monitoring the condition of identified asbestos, containing materials is recommended at least every six months to a year, or at shorter intervals as advised, to enable compliance with regulation 4.(9) of The Control of Asbestos Regulations 2012.

CWE Services Ltd can assist with the preparation and implementation of such a plan to enable full compliance with the regulations. For further assistance and technical advice please contact a CWE Technical Manager.



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Section E

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SITE PLANS



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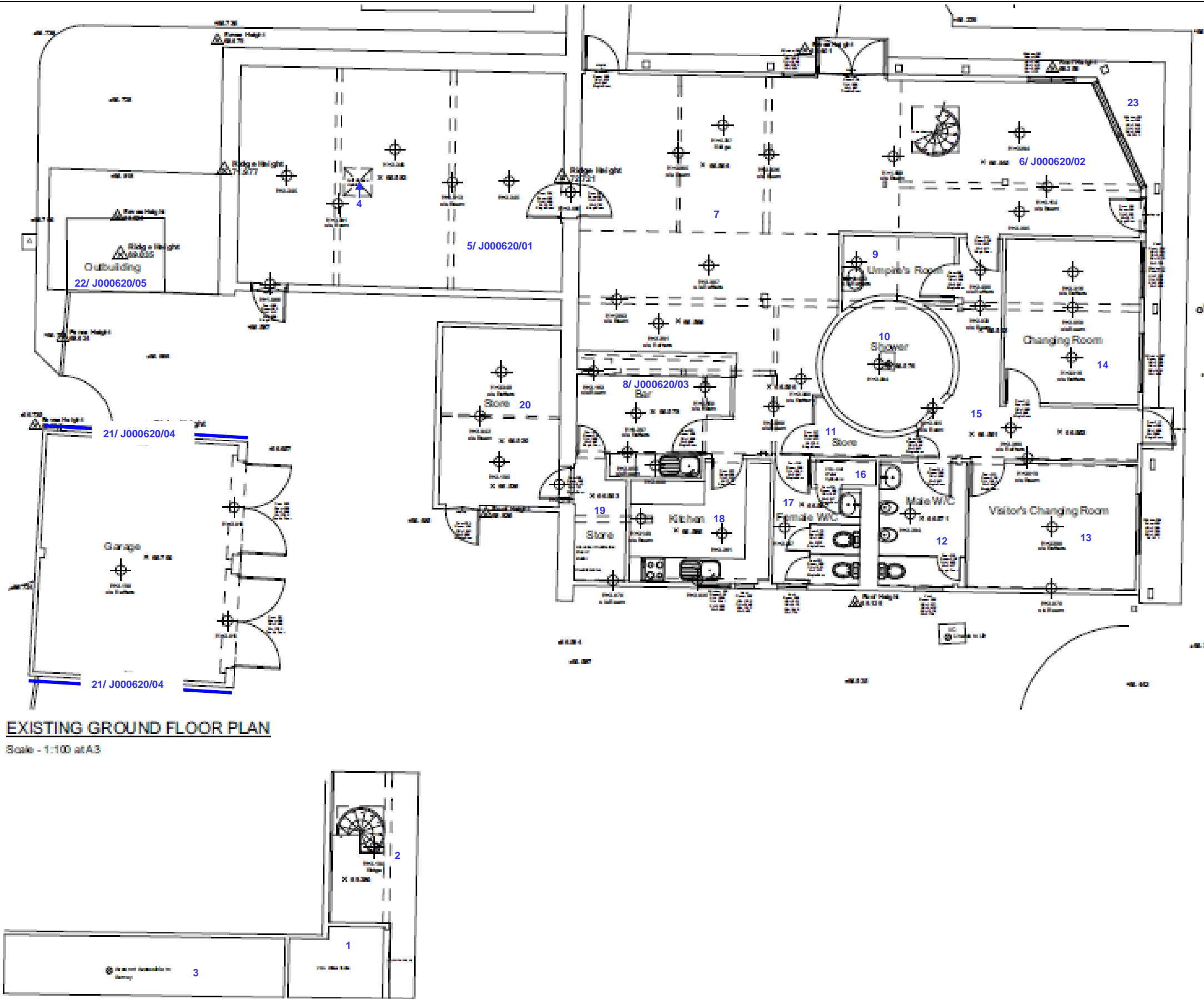


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NOT TO SCALE

ALL LOCATIONS ARE APPROXIMATE

THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT



Section F

Client	Thame Town Council
Site Ref	N/A
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Certificate of Analysis



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Section F

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Scanned Document

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CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J019132

Client	CWE Services Ltd	Attention	Jack Bobruk
Client Address	The Barn, Oak Farm, Weston Road, Congresbury, North Somerset, BS49 5EB		
Site Address	Thame Cricket Club Pavillion, Church Meadow, Church Road, Thame, OX9 3AJ		
Site Ref	J000620 / 22231/MC	No. of Samples	5

Date Received	13/06/2017	Date of Analysis	13/06/2017	Report Issue Date	13/06/2017
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.

(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS089126	J000620/01	Music Room Broken Layer	Textured Coating	N.A.D.I.S
BS089127	J000620/02	Viewing Room Broken Layer	Textured Coating	N.A.D.I.S
BS089128	J000620/03	Sink	Damper Pad	N.A.D.I.S
BS089129	J000620/04	Garage	Undercloaking	N.A.D.I.S
BS089130	J000620/05	Garden Shed	Roofing Felt	N.A.D.I.S

KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

Analysed By	Roy Pearce
Analyst Signatory	

Approved By	Wai-fung Kuet
Approver Signatory	

ALS14A

Issued by: Quality Manager

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Issue Date: 21/11/2014

Issue No. 3



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Appendix A

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United Kingdom Accreditation Service

ACCREDITATION CERTIFICATE



INSPECTION BODY
No. 0156

CWE Services Ltd

is accredited as a Type C body in accordance with the recognised International Standard ISO/IEC 17020:2012
Conformity assessment – Requirements for the operation of various types of bodies performing inspection.

This accreditation demonstrates technical competence for a defined scope as detailed in and at the locations
specified in the schedule to this certificate.

The schedule to this certificate is an essential accreditation document and from time to time may be revised and
reissued by the United Kingdom Accreditation Service. The most recent issue of the schedule of accreditation,
which bears the same accreditation number as this certificate, is available from the UKAS website
www.ukas.com

This accreditation is subject to continuing conformity
with United Kingdom Accreditation Service requirements. The absence of a schedule on the UKAS website
indicates that the accreditation is no longer in force.

A handwritten signature in black ink, appearing to be 'M. H.', is written over a horizontal line.

Accreditation Manager, United Kingdom Accreditation Service

Initial Accreditation date
31 October 2001

This certificate issued on
26 March 2014

UKAS is appointed as the sole national accreditation body for the UK by The Accreditation Regulations 2009 (SI No 3155/2009) and
operates under a Memorandum of Understanding (MoU) with the Department for Business, Innovation and Skills (BIS).



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