Asbestos Demolition Survey

Benson The youth Hall
Oxford Road
Wallingford
Oxfordshire
OX10 6LX

UKAS TESTING 9875
UKAS INSPECTION 9875

Salvum

The Warehouse
Alma Road
Benfleet
SS7 2EF

Client:	Benson Parish Council
Job Reference:	J033322
Survey Date:	7 Nov 2024
Report Date:	12 Nov 2024
Property Address:	Benson The youth Hall Oxford Road Wallingford Oxfordshire OX10 6LX
Survey Type:	Demolition Survey
Surveyor Name:	Richard Larwill
Surveyor Signature:	
Report Prepared By:	Summer Howard
Signature:	
Surveyor Authorisation:	Summer Howard
Signature:	

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Duty holder's use of survey information

The survey report needs to meet the requirements of the client and comply with the tender/contractual obligations. The report should be fit for purpose and the client should check that this is the case. Therefore the client should examine the report and carry out a number of checks to make sure that the survey has been adequate and that the report is suitable and accurate.

The client/duty holder should do to check the accuracy of the survey report

- Check the report against the original tender.
- Check for un agreed caveats or disclaimers.
- Check that the survey is as requested: Management or refurbishment/demolition (or a combination).
- Check diagrams and plans are clear and accurate.
- Check all rooms and areas have been accessed.
- Check sample numbers reflect variations in the same ACMs, e.g. different ceiling tiles in the same room.
- Check for any obvious discrepancies and inconsistencies.

1. Introduction

1.1 An asbestos Demolition Survey of the premises was carried out on behalf of Benson Parish Council. The survey and all sampling was carried out in accordance with the requirements of the HSE document 'Surveying, sampling and assessment of asbestos containing material' HSG 264. It was the intention to survey all areas of the premises were surveyed on at the time of survey for materials suspected of containing asbestos.

1.2 Scope of Works:

The scope of works was to carry out an asbestos Demolition Survey to the commercial hall premises over ground floor only, approximately 160m2.

The scope of the Asbestos Demolition Survey was agreed and discussed between Salvum Limited and Anna Field prior to the survey being undertaken.

The content of this survey report is intended to provide the client with the information necessary to manage the risks arising from ACMs present within the area.

However, there remains a possibility that further ACMs may be present and exposed and possibly disturbed during any alterations, refurbishment or demolition works.
It is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself.

1.3 The areas described in the scope of works were surveyed at the time of the survey. Please refer to the specific exclusions/non-accessed table below for areas not included in this survey. Any areas that have not been fully cleared of furnishings etc as per the terms & conditions described in the quotation may be restricted and require further investigations once full access can be provided.

1.4 Executive Summary

General Information:

Salvum Ltd were instructed by Anna Field to carry out an asbestos Demolition Survey to inspect for the presence of asbestos containing materials at the following site: Benson The youth Hall, Oxford Road, Wallingford, Oxfordshire, OX10 6LX.

Asbestos containing materials have been identified or presumed during this survey, the report must be read in its entirety to understand the recommendations provided, there may also be non-accessed areas or access restrictions.

(See below for full list of areas inspected) The building was constructed circa 1960's and is of concrete. The survey was carried out on 7 Nov 2024 by Richard Larwill.

Level	Location	Product Type	Material Assessment and Score
Ground Floor	G.005 - Hall Fibreboard panels above suspended tiles	Paper	6
Ground Floor	G.005 - Hall Floor beneath vinyl linoleum and screed	Bitumen Material	3
Ground Floor	G.007 - Store Floor beneath vinyl linoleum and screed	Bitumen Material	3
Ground Floor	G.006 - Kitchen Floor beneath vinyl linoleum and screed	Bitumen Material	3
Ground Floor	G.008 - Toilets Floor beneath vinyl linoleum and screed	Bitumen Material	3
Ground Floor	G.009 - Toilets Floor beneath vinyl linoleum and screed	Bitumen Material	3
Ground Floor	G.010 - Toilet Floor beneath vinyl linoleum and screed	Bitumen Material	3
Ground Floor	G.011 - Lobby Floor beneath vinyl linoleum and screed	Bitumen Material	3

Level	Location	Product Type	Material Assessment and Score
Ground Floor	G.012 - Electrical Cupboard Floor beneath vinyl linoleum and screed	Bitumen Material	3

Building	Floor Level	Room / Area	Survey Type	Accessed	Room Construction
Main building	External	E.001 - External	Demolition Survey	Yes	External : Cement roof sheets plastic rainwater goods upvc facia panels concrete slab walls
Main building	Ground Floor	G.001 - Store	Demolition Survey	Yes	Ceiling: Mmmf blanket insulation over plasterboard Internal Wall: Brick plasterboard Floor: Concrete
Main building	Ground Floor	G.002 - Store	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Concrete block plasterboard plasterboard boxing mmmf insulation within wall cavity Floor: Concrete beneath carpet tiles
Main building	Ground Floor	G.003 - Store	Demolition Survey	Yes	Ceiling: Plaster skim Internal Wall: Block with plaster skim Floor: Concrete
Main building	Ground Floor	G.004 - Store	Demolition Survey	Yes	Ceiling: Plasterboard Internal Wall: Plasterboard plasterboard boxing Floor: Carpet
Main building	Ground Floor	G.005 - Hall	Demolition Survey	Yes	Ceiling: Timber above mmmf blanket insulation fibreboard panels and suspended tiles Internal Wall: Concrete plasterboard mdf panels Floor: Concrete beneath vinyl linoleum

Building	Floor Level	Room / Area	Survey Type	Accessed	Room Construction
Main building	Ground Floor	G.006 - Kitchen	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Block plasterboard modern boiler ceramic tiles Floor: Concrete and screed beneath vinyl linoleum
Main building	Ground Floor	G.007 - Store	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Block Floor: Concrete and screed beneath vinyl linoleum
Main building	Ground Floor	G.008 - Toilets	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Block plasterboard timber boxing plastic cisterns Floor: Concrete and screed beneath vinyl linoleum
Main building	Ground Floor	G.009 - Toilets	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Block plasterboard timber boxing plastic cisterns Floor: Concrete and screed beneath vinyl linoleum
Main building	Ground Floor	G.010 - Toilet	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Block plasterboard ceramic cistern Floor: Concrete and screed beneath vinyl linoleum
Main building	Ground Floor	G.011 - Lobby	Demolition Survey	Yes	Ceiling: Timber mmmf blanket insulation above plasterboard Internal Wall: Block plasterboard Floor: Concrete and screed beneath vinyl linoleum

Building	Floor Level	Room / Area	Survey Type	Accessed	Room Construction
Main building	Ground Floor	G.012 - Electrical Cupboard	Demolition Survey	Yes	Ceiling: Timber Internal Wall: Block modern electrical boards Floor: Concrete and screed beneath vinyl linoleum

1.5 Specific Exclusions/Non-Accessed:

Building	Floor Level	Room	Reason	Photo
Main building	External	E.001 - External	Restricted access to rear of building due to overgrown plants	
Main building	External	E.001 - External	No access behind upvc facia panels due to live electrics	
Main building	Ground Floor	G.005 - Hall	Restricted access behind mdf wall panels due to live electrics	
Main building	Ground Floor	G.003 - Store	No intrusions made due to items being stored at the time of survey	
Main building	Ground Floor	G.004 - Store	No intrusions made due to items being stored at the time of survey	
Main building	Ground Floor	G.001 - Store	Limited intrusions made due to storage within area at the time of survey	

1.6 Specific exclusions relating to surveying;

1.6.1 No report has been made on any 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 of the building at the time of the survey. Unless specifically agreed by Salvum Limited and the client. Please refer to Appendix A for further details.

1.6.2 Any area not accessed (and where no other information exists) must be presumed to contain asbestos and be managed on that basis.

1.7 Specific exclusions relating to sampling;

1.7.1 Samples have not been taken where the act of sampling would endanger the Surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes unless isolation certificates are made available to the surveyor, fire doors unless the integrity of the door will not be compromised, gaskets unless pipework has been made safe and is redundant, glazing where the integrity of the frame may be compromised and power plant unless redundant and made safe.

1.7.2 Samples have not been taken where prohibited by the client (see 1.5 specific exclusions/Non-accessed).

1.7.3 Samples have been taken from all materials which, upon initial visual inspection, appeared to contain asbestos with the exception of some items of mastic, resin or rubber, which contain asbestos where the quantity of those materials and the content of asbestos within the material is insignificant in terms of risk to health and safety.

1.7.4 Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based on their asbestos content and visual appearance alone. Density checks have not been carried out unless otherwise stated.

1.8 Caveat

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 attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced. The extent / quantity of materials recorded in this report are estimated measurements only, it is advised that contractors visit site to prepare any subsequent quotations for asbestos removal works.

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 the survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes, i.e. paint, over boarding, disguising etc., where this is the case then its detection will be impaired.
- No access has been made beyond suspected Asbestos containing materials, further investigations may be required with the assistance of contractors to provide access under controlled conditions, and additional visits and costs will apply

2 Recommendations

2.1 The recommendations detailed in the register in Appendix A are based on each items potential for releasing fibres as described in the Health and Safety Executive guideline HSG 264.

2.2 A quantifiable assessment of the risk of fibre release has been made by using an algorithm which takes into account all factors relevant to the item and the normal activities of the building occupants. Recommendation will then normally involve removal, encapsulation or management as described below;

2.3 The recommendations made in this report may need to be reviewed should the identified Asbestos Containing Materials not be removed within three months.

- Removal of items vulnerable to damage or in such poor condition that removal is the only practical option, or where refurbishment or demolition work is planned whereby the work will affect the asbestos materials present and render removal necessary.
- Enclosure or encapsulation where the material is in poor condition or is vulnerable to damage.
- Management of the asbestos material present by labelling, registering and periodic inspection as necessary.

2.3.1 Definition of terms;

- ***Enclosure*** - Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.
- ***Encapsulation*** - Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.
- ***Labelling*** - Fixing of labels to the surface of the material to warn of the hazard
- ***Registering*** - Entering the details, including type, location and extent in a register which is bought to the attention of all persons who might plan or undertake works in the building.
- ***Periodic*** - Inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal.
- ***Repair*** - Addition of a seal to the material to prevent the further deterioration of the material. Carried out in conjunction with labelling.
- ***Removal*** - Complete removal of a material in compliance with CAWR 1998.
- ***Manage in situ*** - a policy of regular inspections to ensure that the ACM is maintained in good condition.

3. Material Assessment Algorithm

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- Product type;
- Extent of damage or deterioration;
- Surface treatment; and
- Asbestos type.

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 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 ACMs are scored as crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in below.

Materials with assessment scores

Scores of 4 or less have a very low potential to release fibres	< 4	Very Low
Scores of 5 and 6 a low potential	5 - 6	Low
Scores of between 7 and 9 are regarded as having a medium potential	7 - 9	Medium
Scores of 10 or more are rated as having a high potential to release fibres	10+	High
Non--asbestos materials are not scored	0	Not Recorded

Material Assessment Algorithm Table

Sample Variable	Score	Examples of scores(see notes for more details)
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	AIB, millboards, 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 revealing loose asbestos fibres.
	3	High damage or delamination 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.

4. References

- Work with materials containing asbestos. Control of Asbestos Regulations 2012. Approved Code of Practice and guidance L143 Second Edition 2013
- Managing health and safety in construction. Construction (Design and Management) Regulations 2015. Approved Code of Practice L153 HSE Books
- A comprehensive guide to managing asbestos in premises HSG227 HSE Books 2002 ISBN 978 0 7176 2381 5
- Asbestos: The Survey Guide HSG264 HSE Books 2012 ISBN 978 0 7176 6502 0
- Asbestos: The licensed contractors' guide HSG247 HSE Books 2006 ISBN 978 0 7176 2874 2
- The management of asbestos in non-domestic premises. Regulation 4 of the Control of Asbestos Regulations 2012.
- Health and Safety at Work etc. Act 1974 (c.37) The Stationery Office 1974 ISBN 978 0 10 543774 1
- BS EN ISO/IEC 17020: 2012 General criteria for the operation of various types of bodies performing inspection British Standards Institution
- BS EN ISO/IEC 17025:2017 General requirements for the competence of testing and calibration laboratories British Standards Institution
- Asbestos: The analysts' guide for sampling, analysis and clearance procedures HSG248 2nd Edition 2021 HSE Books ISBN 978 0 7176 6707 9
- Accreditation of bodies surveying for asbestos in premises Edition 5 September 2021 RG8 8 (for the application of ISO/IEC 17020)

Appendix A

Asbestos Register
Material Assessment Record

Asbestos Register

Item	Building	Level	Location	Product Type	Quantity	Accessibility	Condition	Asbestos Type	Sample No.	Material Assessment and Score
7	Main building	Ground Floor	G.005 - Hall Fibreboard panels above suspended tiles	Paper	>100m²	Usually inaccessible or unlikely to be disturbed	Low Damage	Chrysotile	DG000544	6
10	Main building	Ground Floor	G.005 - Hall Floor beneath vinyl linoleum and screed	Bitumen Material	>100m²	Usually inaccessible or unlikely to be disturbed	Low Damage	Chrysotile	DG000545	3
14	Main building	Ground Floor	G.007 - Store Floor beneath vinyl linoleum and screed	Bitumen Material	10m²	Usually inaccessible or unlikely to be disturbed	Low Damage	Chrysotile	DG000548	3
16	Main building	Ground Floor	G.006 - Kitchen Floor beneath vinyl linoleum and screed	Bitumen Material	2.5m²	Easily disturbed	Low Damage	Chrysotile	As DG000548	3
17	Main building	Ground Floor	G.008 - Toilets Floor beneath vinyl linoleum and screed	Bitumen Material	8m²	Easily disturbed	Low Damage	Chrysotile	As DG000548	3
18	Main building	Ground Floor	G.009 - Toilets Floor beneath vinyl linoleum and screed	Bitumen Material	7m²	Easily disturbed	Low Damage	Chrysotile	As DG000548	3
19	Main building	Ground Floor	G.010 - Toilet Floor beneath vinyl linoleum and screed	Bitumen Material	3.5m²	Easily disturbed	Low Damage	Chrysotile	As DG000548	3
20	Main building	Ground Floor	G.011 - Lobby Floor beneath vinyl linoleum and screed	Bitumen Material	10m²	Easily disturbed	Low Damage	Chrysotile	DG000549	3

Item	Building	Level	Location	Product Type	Quantity	Accessibility	Condition	Asbestos Type	Sample No.	Material Assessment and Score
21	Main building	Ground Floor	G.012 - Electrical Cupboard Floor beneath vinyl linoleum and screed	Bitumen Material	2m²	Easily disturbed	Low Damage	Chrysotile	As DG000548	3

Material Assessment Record

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
1	Main building	Ground Floor	G.001 - Store	Demolition Survey (with MA only)	N/A	DG000542

Material Description	Material Risk			
Roof – Cement sheeting Cement	Product Type	N/A	Surface Treatment	N/A
	Extent of Damage	N/A	Asbestos Type	N/A

Asbestos Type	Score - Material Risk	
No Asbestos Detected	N/A	N/A

Additional Information	Accessibility
N/A	N/A

Recommendations	Review Date
No further action required	N/A

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
4	Main building	Ground Floor	G.003 - Store	Demolition Survey (with MA only)	N/A	DG000543

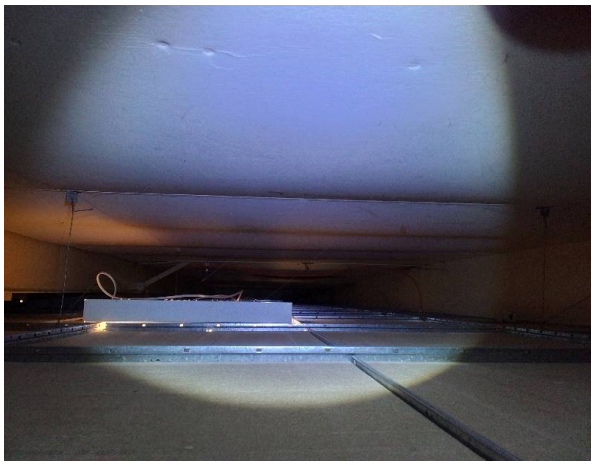
Material Description	Material Risk			
Floor – Paper lining and bitumen adhesive on linoleum Paper	Product Type	N/A	Surface Treatment	N/A
	Extent of Damage	N/A	Asbestos Type	N/A

Asbestos Type	Score - Material Risk	
No Asbestos Detected	N/A	N/A

Additional Information	Accessibility
N/A	N/A

Recommendations	Review Date
No further action required	N/A

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
7	Main building	Ground Floor	G.005 - Hall	Demolition Survey (with MA only)	>100m²	DG000544



Material Description	Material Risk			
Fibreboard panels above suspended tiles – Paper lining Paper	Product Type	2	Surface Treatment	2
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	6	Low

Additional Information	Accessibility
N/A	Usually inaccessible or unlikely to be disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
10	Main building	Ground Floor	G.005 - Hall	Demolition Survey (with MA only)	>100m²	DG000545

Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Usually inaccessible or unlikely to be disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
11	Main building	Ground Floor	G.005 - Hall	Demolition Survey (with MA only)	N/A	DG000546

Material Description	Material Risk			
Floor behind skirting – Beige thermoplastic tiles and bitumen adhesive debris Thermoplastic Floor Tile	Product Type	N/A	Surface Treatment	N/A
	Extent of Damage	N/A	Asbestos Type	N/A

Asbestos Type	Score - Material Risk	
No Asbestos Detected	N/A	N/A

Additional Information	Accessibility
N/A	N/A

Recommendations	Review Date
No further action required	N/A

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
12	Main building	Ground Floor	G.005 - Hall	Demolition Survey (with MA only)	N/A	DG000547

Material Description	Material Risk			
Floor behind skirting – Blue thermoplastic tiles and bitumen adhesive debris Thermoplastic Floor Tile	Product Type	N/A	Surface Treatment	N/A
	Extent of Damage	N/A	Asbestos Type	N/A

Asbestos Type	Score - Material Risk	
No Asbestos Detected	N/A	N/A

Additional Information	Accessibility
N/A	N/A

Recommendations	Review Date
No further action required	N/A

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
14	Main building	Ground Floor	G.007 - Store	Demolition Survey (with MA only)	10m²	DG000548

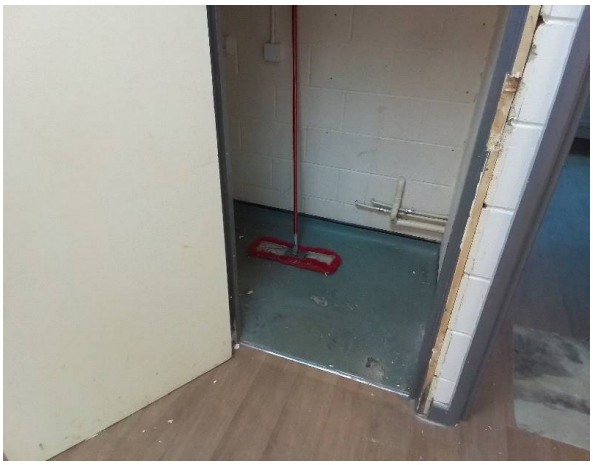
Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
Including beneath kitchen units	Usually inaccessible or unlikely to be disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
16	Main building	Ground Floor	G.006 - Kitchen	Demolition Survey (with MA only)	2.5m²	As DG000548



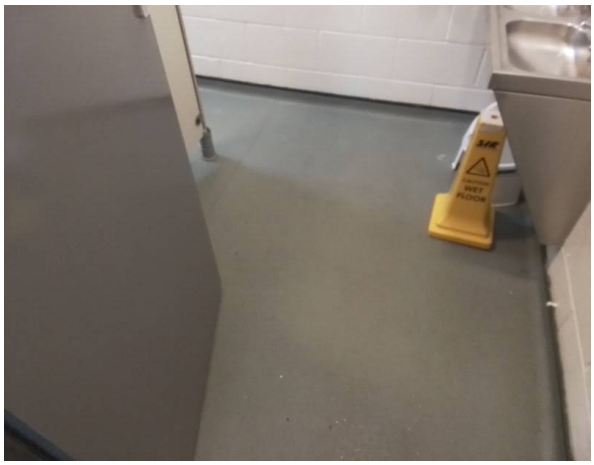
Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Easily disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
17	Main building	Ground Floor	G.008 - Toilets	Demolition Survey (with MA only)	8m²	As DG000548



Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Easily disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
18	Main building	Ground Floor	G.009 - Toilets	Demolition Survey (with MA only)	7m²	As DG000548

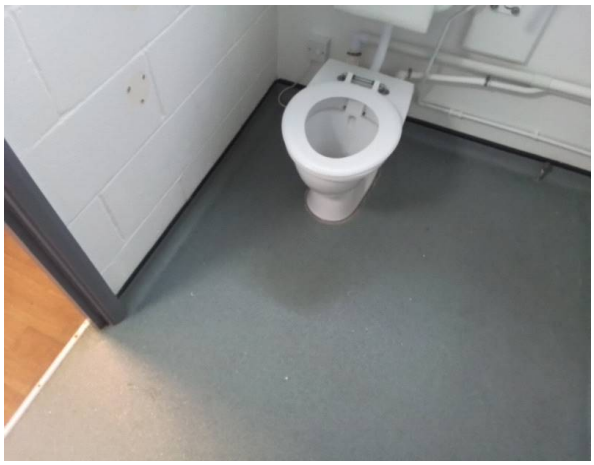
Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Easily disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
19	Main building	Ground Floor	G.010 - Toilet	Demolition Survey (with MA only)	3.5m²	As DG000548



Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Easily disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
20	Main building	Ground Floor	G.011 - Lobby	Demolition Survey (with MA only)	10m²	DG000549

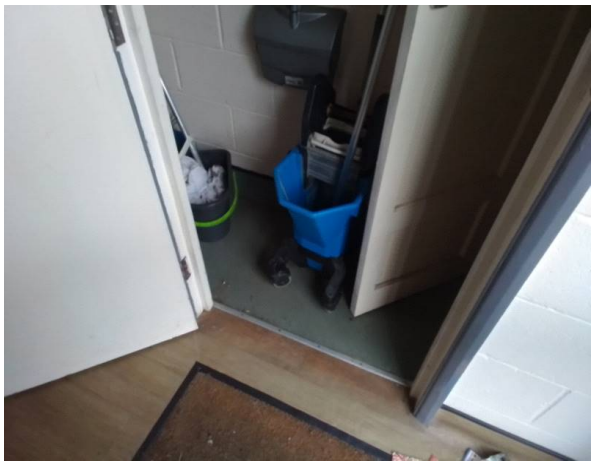
Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Easily disturbed

Recommendations	Review Date
Remove	November 2025

Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
21	Main building	Ground Floor	G.012 - Electrical Cupboard	Demolition Survey (with MA only)	2m²	As DG000548



Material Description	Material Risk			
Floor beneath vinyl linoleum and screed – Bitumen adhesive Bitumen Material	Product Type	1	Surface Treatment	0
	Extent of Damage	1	Asbestos Type	1

Asbestos Type	Score - Material Risk	
Chrysotile	3	Very Low

Additional Information	Accessibility
N/A	Easily disturbed

Recommendations	Review Date
Remove	November 2025

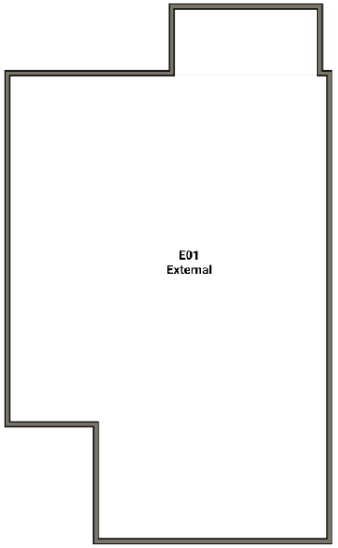
Item	Building	Level	Location / Room number	Survey Type	Quantity	Sample Reference
23	Main building	External	E.001 - External	Demolition Survey (with MA only)	N/A	DG000550

Material Description	Material Risk			
Over flat roof – Felt Bitumen Material	Product Type	N/A	Surface Treatment	N/A
	Extent of Damage	N/A	Asbestos Type	N/A

Asbestos Type	Score - Material Risk	
No Asbestos Detected	N/A	N/A

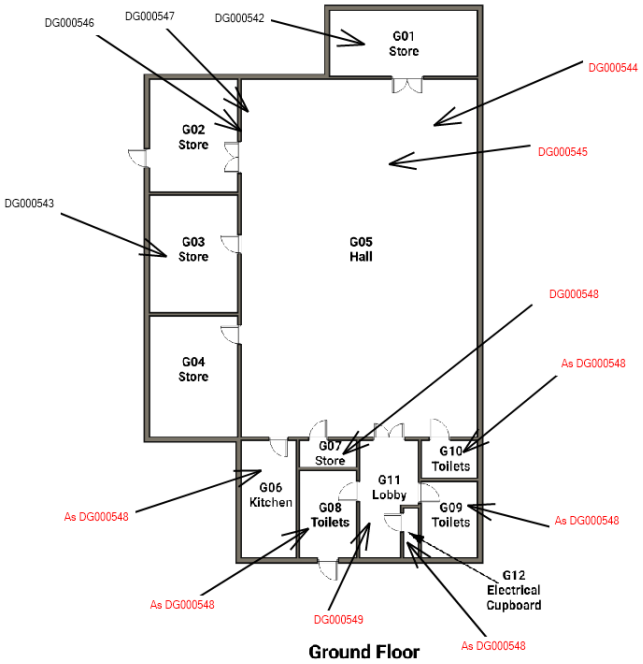
Additional Information	Accessibility
N/A	N/A

Recommendations	Review Date
No further action required	N/A



External

SITE PLAN	THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT	**KEY**	**Sample Numbers**	Salvum	The Warehouse, Alma Road Benfleet, SS7 2EF	**NOT TO SCALE**	Limitations of reported information The information contained within this report which identifies the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.
		Black Text	Negative Sample Number				
		Red Text	Positive Sample Number				



SITE PLAN	THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT	**KEY**	**Sample Numbers**	Salvum	The Warehouse, Alma Road Benfleet, SS7 2EF	**NOT TO SCALE**	Limitations of reported information The information contained within this report which identifies the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.
		Black Text	Negative Sample Number				
		Red Text	Positive Sample Number				

Salvum

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Certificate for Identification of Asbestos Fibres

Appendix C - Laboratory Sample Certificates

Client:	Benson Parish Council	
Address:	Benson Parish Hall, Sunnyside, Benson, Wallingford, Oxfordshire, OX10 6LZ	
Attention:	Anna Field	Report Date: 12/11/2024
Site Address:	Benson The youth Hall, Oxford Road, Wallingford, Oxfordshire, OX10 6LX	Job Ref No: J033322
Sample Taken By: Richard Larwill		
Date Sample Taken:	07/11/2024	Page No: 1
Date Sample Received:	12/11/2024	No. of Samples: 9
Date of Analysis:	12/11/2024	

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Salvum Ltd “in house” method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248 2nd Edition 2021. If samples have been DELIVERED the site address and actual sample location or sample type is as given by the client at the time of delivery. Salvum Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Salvum Ltd cannot be held responsible for the interpretation of the results shown. Salvum Ltd only takes responsibility of information reported when samples are taken by a staff member of Salvum Ltd.

Sample No.	Sample location / Description	Analysis Result Fibre Type Identified
DG000542	Main building - Ground Floor - G.001 Store - Cement sheeting - Roof	N.A.D.I.S
DG000543	Main building - Ground Floor - G.003 Store - Paper lining and bitumen adhesive on linoleum - Floor	N.A.D.I.S
DG000544	Main building - Ground Floor - G.005 Hall - Paper lining - Fibreboard panels above suspended tiles	Chrysotile
DG000545	Main building - Ground Floor - G.005 Hall - Bitumen adhesive - Floor beneath vinyl linoleum and screed	Chrysotile

Key: NADIS = No Asbestos Detected in Sample

Key: Chrysotile, Amosite, Crocidolite, Anthophylite, Tremolite & Actinolite are all Asbestos Fibres

Note: All samples will be retained for a minimum period of 6 months all records ,communications and reports pertaining to the analysis will be archived and retrievable for a minimum of five years from the date of issue of the final report.

Analysed by:	Josephine Rapley	Authorised signatory:	Josephine Rapley
		Print name:	Josephine Rapley

Salvum

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Certificate for Identification of Asbestos Fibres

Client:	Benson Parish Council	
Address:	Benson Parish Hall, Sunnyside, Benson, Wallingford, Oxfordshire, OX10 6LZ	
Attention:	Anna Field	Report Date: 12/11/2024
Site Address:	Benson The youth Hall, Oxford Road, Wallingford, Oxfordshire, OX10 6LX	Job Ref No: J033322
Sample Taken By: Richard Larwill		
Date Sample Taken:	07/11/2024	Page No: 2
Date Sample Received:	12/11/2024	No. of Samples: 9
Date of Analysis:	12/11/2024	

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Salvum Ltd “in house” method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248 2nd Edition 2021. If samples have been DELIVERED the site address and actual sample location or sample type is as given by the client at the time of delivery. Salvum Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Salvum Ltd cannot be held responsible for the interpretation of the results shown. Salvum Ltd only takes responsibility of information reported when samples are taken by a staff member of Salvum Ltd.

Sample No.	Sample location / Description	Analysis Result Fibre Type Identified
DG000546	Main building - Ground Floor - G.005 Hall - Beige thermoplastic tiles and bitumen adhesive debris - Floor behind skirting	N.A.D.I.S
DG000547	Main building - Ground Floor - G.005 Hall - Blue thermoplastic tiles and bitumen adhesive debris - Floor behind skirting	N.A.D.I.S
DG000548	Main building - Ground Floor - G.007 Store - Bitumen adhesive - Floor beneath vinyl linoleum and screed	Chrysotile
DG000549	Main building - Ground Floor - G.011 Lobby - Bitumen adhesive - Floor beneath vinyl linoleum and screed	Chrysotile

Key: NADIS = No Asbestos Detected in Sample

Key: Chrysotile, Amosite, Crocidolite, Anthophylite, Tremolite & Actinolite are all Asbestos Fibres

Note: All samples will be retained for a minimum period of 6 months all records ,communications and reports pertaining to the analysis will be archived and retrievable for a minimum of five years from the date of issue of the final report.

Analysed by:	Josephine Rapley	Authorised signatory:	Josephine Rapley
		Print name:	Josephine Rapley
Controlled Document Ref No.: LAB-012 - Version 4			

Salvum

UKAS TESTING
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Certificate for Identification of Asbestos Fibres

Client:	Benson Parish Council	
Address:	Benson Parish Hall, Sunnyside, Benson, Wallingford, Oxfordshire, OX10 6LZ	
Attention:	Anna Field	Report Date: 12/11/2024
Site Address:	Benson The youth Hall, Oxford Road, Wallingford, Oxfordshire, OX10 6LX	Job Ref No: J033322
Sample Taken By: Richard Larwill		
Date Sample Taken:	07/11/2024	Page No: 3
Date Sample Received:	12/11/2024	No. of Samples: 9
Date of Analysis:	12/11/2024	

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Salvum Ltd “in house” method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248 2nd Edition 2021. If samples have been DELIVERED the site address and actual sample location or sample type is as given by the client at the time of delivery. Salvum Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Salvum Ltd cannot be held responsible for the interpretation of the results shown. Salvum Ltd only takes responsibility of information reported when samples are taken by a staff member of Salvum Ltd.

Sample No.	Sample location / Description	Analysis Result Fibre Type Identified
DG000550	Main building - External - E.001 External - Felt - Over flat roof	N.A.D.I.S

Key: NADIS = No Asbestos Detected in Sample

Key: Chrysotile, Amosite, Crocidolite, Anthophylite, Tremolite & Actinolite are all Asbestos Fibres

Note: All samples will be retained for a minimum period of 6 months all records ,communications and reports pertaining to the analysis will be archived and retrievable for a minimum of five years from the date of issue of the final report.

This report shall not be reproduced except in full without the approval of the Laboratory

Analysed by:	Josephine Rapley	Authorised signatory:	
		Print name:	Josephine Rapley
Controlled Document Ref No.: LAB-012 - Version 4			