



Asbestos Management Survey

Site Address:	Gwithian Towans Toilets Gwithian Cornwall TR27 5BU	Surveyors:	Dave Matthews
		Report prepared by:	Victoria Colliver
UPRN number:	13883	Date of survey:	30/01/2013
Project number:	76941	Report Date:	01/02/2013

Executive Summary

A management survey has been undertaken within Gwithian Towans Toilets in which asbestos toilet cisterns, water tank, soffits & roof undercloaks were detected within the areas surveyed.

The asbestos cement & resin identified are not notifiable / licensable, however only suitably trained and insured contractors can work on/remove these materials following the appropriate HSE guidance including dealing with and transporting special waste.

Access was not possible to the ceiling void within the Female Toilets 0/001. It was also not possible to gain access within the electrical box situated within the Female toilets. Therefore it has been presumed that asbestos flash guards exist within.

It should be presumed that asbestos materials exist in any no access area until an inspection can be completed.

Introduction

Scope of work, purpose, aims and objectives:

To complete an asbestos survey within Gwithian Towan Toilets in order to comply with Control of Asbestos Regulations 2012 (CAR 2012). The survey was carried out by CORMAC Solutions Engineering Services Laboratory on behalf of Roger Westcott, CORMAC Solutions.

The purpose and aim of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspected Asbestos Containing Material's (ACM's) in the areas inspected/surveyed which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Representative samples are collected and analysed using polarised light microscopy. If, when tested, the material was found to contain asbestos, material assessment algorithms are assigned to assess the potential risk of fibre release (taken from HSG264). Other similar homogenous material used for the same purpose was also presumed to contain asbestos (strongly presumed).

Method

A management survey, carried out in accordance with Health & Safety Executives publication HSG264 'Asbestos: The survey guide' and the in-house 'Asbestos Surveying Technical Procedure A1', has been conducted on the areas listed below at the above site.

Areas Included In Survey (See attached plan Appendix 1)

The areas included in survey were:

- See Table 3

All other areas of the site, except those listed above, were not surveyed and are therefore not included within this report.

Inaccessible/ Excluded Areas

The areas included in the survey brief that could not be accessed were:

- See Table 3

The areas excluded from the survey (i.e. not reasonably practicable to access during the survey):

- 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;
- fixed voids (under floors, within walls or above fixed ceilings, where the act of surveying/sampling would damage the fabric of the building);
- within live electrical equipment/ general equipment where the act of sampling would endanger the surveyor 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.

Any inaccessible/excluded areas must be presumed to contain asbestos, unless there is strong evidence that it does not. If access is required to these items the client must provide access/isolation certificates before areas/electrical appliances are inspected.

Survey Results/Findings

For survey results see Table 1 (within Appendix 2). This table shows all ACM's present (please note that only positive, Strongly Presumed and Presumed (highly likely to contain asbestos but not sampled) ACM's will be recorded) along with any areas not accessed. Samples of Non-ACM's are recorded on Table 2. Representative photographs of materials are shown in Appendix 3.

Where appropriate, samples of suspected ACM's were taken from the property, representative samples were also taken of any materials that may be confused with ACM's. Sample stickers, bearing the individual sample's unique number, were applied to the point of sampling, for future reference (unless requested not to be used by the client). Products that were very unlikely to contain asbestos or have asbestos added were not sampled (e.g. wallpaper, plasterboard etc.).

Any samples taken were returned to the laboratory for analysis by Polarised Light Microscopy (PLM) using a documented In-House Procedure, No: A3 'Bulk Analysis', based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' – results of which can be found in Appendix 4.

Variations/deviations

No variations or deviations from the In-House Procedure were recorded at the time of the survey.

Conclusions and actions

Asbestos toilet cisterns, water tank, soffits & roof undercloaks were detected within the areas surveyed.

The asbestos cement & resin identified are not notifiable / licensable, however only suitably trained and insured contractors can work on/remove these materials following the appropriate HSE guidance including dealing with and transporting special waste.

Access was not possible to the ceiling void within the Female Toilets 0/001. It was also not possible to gain access within the electrical box situated within the Female toilets. Therefore it has been presumed that asbestos flash guards exist within.

It should be presumed that asbestos materials exist in any no access area until an inspection can be completed.

If any future refurbishment/ work is to be undertaken within the building a more comprehensive Refurbishment Survey may be required prior to the work commencing.

Authorised by:



Paul Laban- Geo-environmental Engineer

Surveyed by:




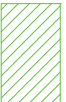


Dave Matthews- Geo-environmental Technician

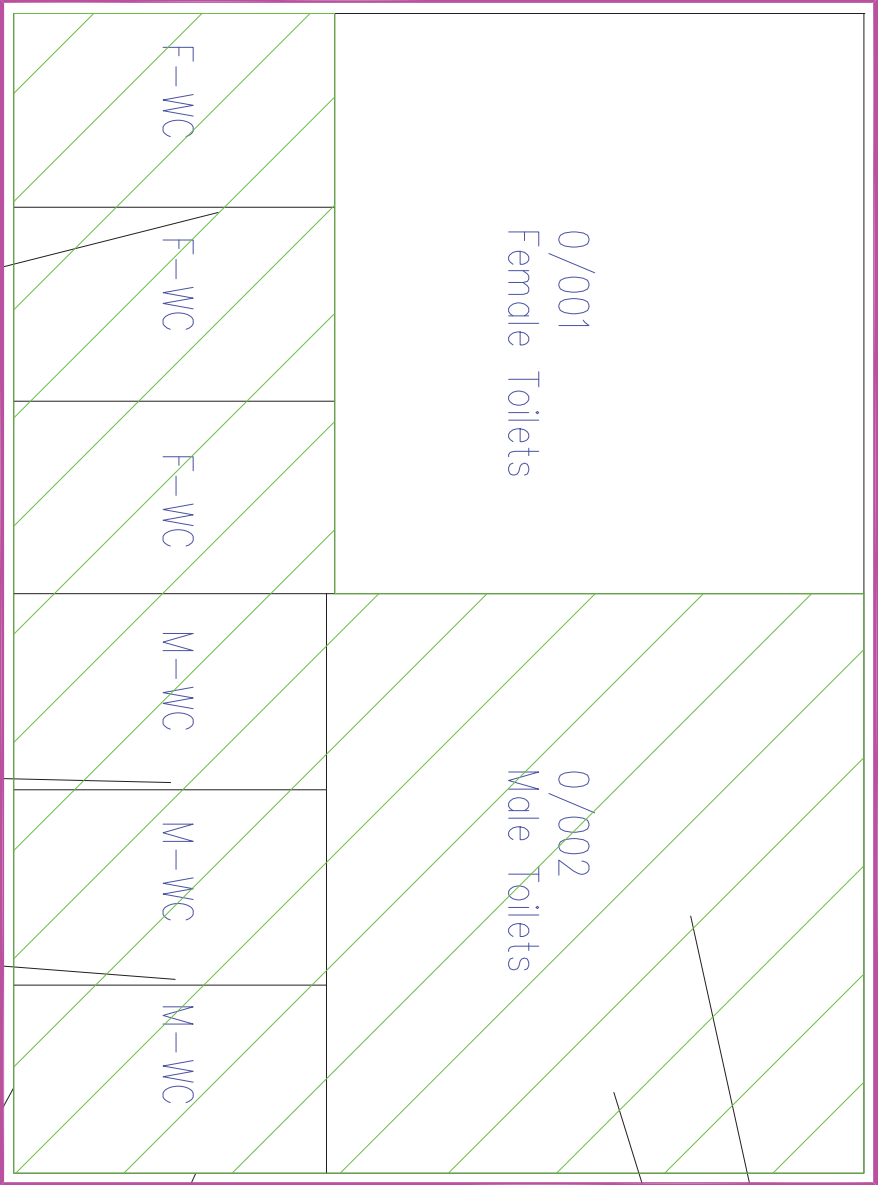
APPENDIX 1

PLAN

Externals: Asbestos cement Soffits and Underclocks

Legend

-  Licensable Asbestos Containing Materials
-  Non-licensable Asbestos Containing Materials
-  Inaccessible Areas
-  Areas Surveyed



00	Revised	Drawn	Check	Date
Description				
Project: Gwithian Towans Toilets				
UPRN: 13883				
Title: ACM Location Plan				
Scale: 1:15	Drawn: VC	Planned:		
Date: 01/02/2013	Checked:	Drawn by:		
Sheet: 001/013	App: 1544	Drawn by:		
			1 of 1	0

APPENDIX 2

TABLES 1, 2 & 3

Table 1: Asbestos Containing Materials (including presumed materials not sampled and no access areas)

B	F	R	Room Description	Sample Ref. No:	Material Location	Approx. Quantity (m ²)	Product Type	Asbestos Type	Surface Treatment	Condition	Material Assem't Score	Accessibility	Comments
1	0	001	Female Toilets	8599/05	Toilet Cistern	X3	Resin	Amosite	Composite	Good	3	Medium	-
1	0	001	Female Toilets	P	Presumed flashguards in elec box		Presumed textile	Presumed Chrysotile	Presumed enclosed	Presumed low damage	5	Low	-
1	0	002	Male Toilets	8599/02	Water Tank in ceiling void	-	Cement	Chrysotile	Bare	Low Damage	4	Low	-
1	0	002	Male Toilets	8599/03	High Level Cistern	X1	Resin	Amosite	Composite	Good	4	Medium	-
1	-	Ext	External to property	8599/06	Soffits	16 Linear M	Cement	Chrysotile	Painted	Good	3	Low	-
1	-	Ext	External to property	8599/07	Undercloaks	10 Linear M	Cement	Chrysotile	Bare	Good	3	Low	-

KEY: P = PRESUMED; SP = STRONGLY PRESUMED. Accessibility - low, medium or high based on surveyors opinion. N/A = Not Applicable

Table 2: Suspect Asbestos Containing Materials found not to contain asbestos

B	F	R	Room Description	Sample Ref No	Material Location	Material Type	Asbestos Not Detected	Comments
1	0	002	Male Toilets	8599/01	Ceiling void	Roof felt	Asbestos not detected	-
1	0	002	Male Toilets	8599/04	Toilet Pan	Resin	Asbestos not detected	-

Table 3: Areas inspected & areas not accessed
(please note if not on this table or in area not accessed assume asbestos may be present until proven otherwise)

B	F	R	Room Description	Area/s requested to be Inspected	Areas not accessed & reason	Comments
1	0	001	Female Toilets	Full management survey	Ceiling void, fixed ceiling	-
1	0	002	Male Toilets	Full management survey	-	-
1	-	Ext	External to toilets	Full management survey	-	-

APPENDIX 3

PHOTOS



Photo 1) Showing asbestos cement water tank in ceiling void of Male 0/002

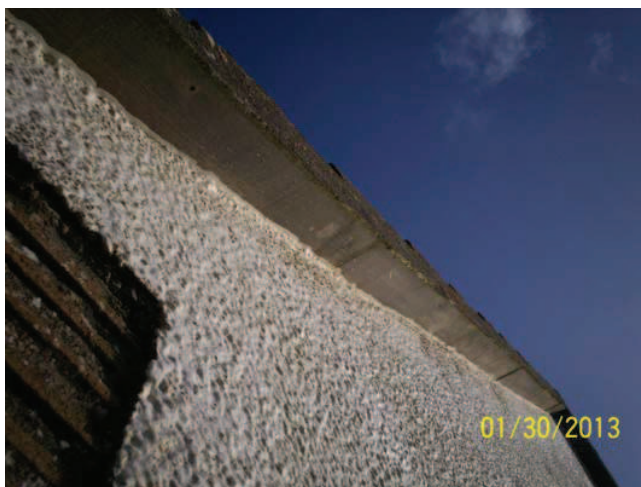


Photo 2) Showing asbestos cement undercloaks



Photo 3) Showing asbestos cement soffits



Photo 4) Showing asbestos resin cistern

APPENDIX 4

BULK ANALYSIS REPORT

ASBESTOS BULK SAMPLE ANALYSIS TEST REPORT

In House Method based on HSG248

Scheme / Site: **Gwithian Towans WC - Asbestos Management Survey**

Location: **Various**

Date Sampled: **30/01/2012**

Sampled By: **DM**

Date Received: **31/01/2012**

Date Tested: **01/02/2013**

Tested By: **CW**

Test Report No:	AS6933.1
Project No:	76941
Client Ref:	-
Sample Cert No:	AS 8599
Date Reported:	01/02/2013
Page Number:	1 of 1

Test Results

Sub Sample Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
01	-	RF	Male Toilets 0/002- Roofing felt within ceiling void	AND
02	-	C	Male Toilets 0/002- Water tank within ceiling void	Chrysotile
03	-	R	Male Toilets 0/002-High level cistern	Amosite
04	-	R	Male Toilets 0/002- Ceramic toilet pan	AND
05	-	R	Female Toilets 0/001- Shires toilet cistern	Amosite
06	-	C	External to toilets- Soffits	Chrysotile
07	-	C	External to toilets- Undercloaks	Chrysotile

For additional information see the Sampling Certificate.

KEY:

Sample Type: A = Adhesive, C = Cement, D = Dust/Debris, FB = Fibre Board, G = Gasket, IB = Insulating Board, I = Insulation, L = Lagging, PL = Pipe Lagging, R = Resin, RF = Roof Felt, SP = Sink Pad, SC = Spray Coating, P = Paper, TC = Textured Coating, T = Textile, VFT = Vinyl Floor Tile, VFC = Vinyl Floor Covering, W = Wood, O = Other (detailed).

Asbestos Type: AM = Amosite, CH = Chrysotile, CR = Crocidolite, Trem = Fibrous Tremolite, Actin = Fibrous Actinolite, Anth = Fibrous Anthophyllite, AND = Asbestos Not Detected.

Remarks : Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on upon their asbestos content and visual appearance alone. Water absorbency checks on materials have not been carried out unless stated otherwise. Where this has been done, the test is outside the scope of UKAS Accreditation. Where samples have not been taken by Engineering Services Laboratory, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports.

Client Name: **CORMAC Property Maintenance**
F.A.O: **Roger Westcott**

Address: **Central Group Centre
Castle Canyke Road
Bodmin**

PL31 1DZ

Tel No: 01872 327854 Fax No:

Authorised Signatory:



Paul Laban Geo-environmental Engineer

Log Book – Outlet Temperatures (Sentinels & Representatives)

(DD)

Month..... APRIL 2015

AB

To comply with the specified control measures, water from the hot water outlets should reach at least 50°C within 1 minute of running (55°C in healthcare premises) and water from the cold water outlets should be below 20°C after running the water for up to 2 minutes. Sentinel outlets are the nearest and furthest outlets on a system or the first and last outlets on a recirculated system and must be monitored on a monthly basis. A representative amount on non sentinel outlets must be monitored annually on a rotational basis. Failures must be reported to the Responsible Person for further action in accordance with the written scheme.

UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
✓ 13842	MARAZION – FOLLY FIELDS	GENTS	Wullygate	S	11.6	GK ANDERSON	16/4/15
		LADIES	TAP	S	11.6		16/4/15
✓ 13842	MARAZION STATION	UNISEX	Wullygate	S	11.6	GK ANDERSON	16/4/15
		GENTS URINALS					
		GENTS	TAP	S	11.6		
✓	LONGROCK	GENTS	Closed				
		LADIES					
✓ 13884	PENZANCE – BUS STATION	GENTS	Wullygate	S	13.0	GK ANDERSON	15/4/15
		LADIES	Wullygate	S	13.0		15/4/15
✓ 13859	PENZANCE – SOUTH PIER	GENTS	TAP	S	11.5		15/4/15
		LADIES	TAP	S	11.4		15/4/15

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives)

(DD)

Month...APR 11 2018.....

To comply with the specified control measures, water from the hot water outlets should reach at least 50°C within 1 minute of running (55°C in healthcare premises) and water from the cold water outlets should be below 20°C after running the water for up to 2 minutes. Sentinel outlets are the nearest and furthest outlets on a system or the first and last outlets on a recirculated system and must be monitored on a monthly basis. A representative amount on non sentinel outlets must be monitored annually on a rotational basis. Failures must be reported to the Responsible Person for further action in accordance with the written scheme.

UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
14031	PENZANCE – ALEXANDRA PLAYSITE	GENTS LADIES	Wright	S S	12.6 12.6	GKADDERSON	30/4/15
13858	PENZANCE – WHERRYTOWN	GENTS LADIES	Wright	S S	11.8 11.8	GKADDERSON	16/4/15 18/4/15
13860	PENZANCE - PENALVERNE	GENTS LADIES	Wright	S S	11.5 11.5	GKADDERSON	30/4/15
13979	PENZANCE – PRINCESS MAY REC	GENTS LADIES	Wright	S S	12.9 12.9	GKADDERSON	30/4/15
13885	NEWLYN WISSE	GENTS LADIES					

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc

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Log Book – Outlet Temperatures (Sentinels & Representatives)

(DD)

Month.....*APRIL 2015*.....

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
	<i>/</i> PAUL CEMETRY	OUTSIDE	<i>Tap</i>	<i>S</i>	<i>12.1</i>	<i>G W ALDERSON</i>	<i>16/4/15</i>
	<i>/</i> ST BURYAN	UNISEX LEFT	<i>with geyser</i>	<i>S</i>	<i>11.9</i>	<i>G W ALDERSON</i>	<i>16/4/15</i>
		UNISEX RIGHT	<i>with geyser</i>	<i>S</i>	<i>11.9</i>	<i>G W ALDERSON</i>	<i>16/4/15</i>
<i>/</i> 13841	SENNEN COVE CAR PARK	GENTS	<i>Tap</i>	<i>S</i>	<i>12.4</i>	<i>G W ALDERSON</i>	<i>16/4/15</i>
		LADIES	<i>Tap</i>	<i>S</i>	<i>12.4</i>		<i>16/4/15</i>
<i>/</i>							
<i>/</i> 13843	SENNEN HARBOUR	GENTS	<i>Tap</i>	<i>S</i>	<i>12.4</i>	<i>G W ALDERSON</i>	<i>16/4/15</i>
		LADIES	<i>Tap</i>	<i>S</i>	<i>12.4</i>		<i>16/4/15</i>
<i>/</i>							
<i>/</i> 13847	ST JUST - LAFROWDA	GENTS	<i>with geyser</i>	<i>S</i>	<i>10.8</i>	<i>G W ALDERSON</i>	<i>30/4/15</i>
		LADIES		<i>S</i>	<i>10.8</i>		<i>30/4/15</i>
		LADIES					
13845	<i>St Just A D A P E A D R W A L A</i>	GENTS					
		LADIES					

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Log Book – Outlet Temperatures (Sentinels & Representatives)

(DD)

Month.....*APRIL*.....

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
<i>/</i> 13850	PENDEEN	GENTS					
		LADIES					
<i>/</i> 13873	ST IVES – PORTHMINSTER	GENTS	<i>wellgate</i>	<i>S</i>	<i>11.4</i>	<i>GKALDERSON</i>	<i>22/4/15</i>
		LADIES	<i>wellgate</i>	<i>S</i>	<i>11.7</i>		<i>22/4/15</i>
<i>/</i> 13871	ST IVES – DOVE STREET	GENTS	<i>wellgate</i>	<i>S</i>	<i>13.6</i>	<i>GKALDERSON</i>	<i>22/4/15</i>
		LADIES	<i>wellgate</i>	<i>S</i>	<i>13.6</i>		<i>22/4/15</i>
<i>/</i> 13869	ST IVES – WEST PIER	GENTS	<i>wellgate</i>	<i>S</i>	<i>12.0</i>	<i>GKALDERSON</i>	<i>22/4/15</i>
		DISABLED	<i>TRP</i>	<i>S</i>	<i>12.0</i>		<i>22/4/15</i>
<i>/</i> 13867/8	ST IVES – SMEATONS PIER	GENTS	<i>wellgate</i>	<i>S</i>	<i>12.0</i>	<i>GKALDERSON</i>	<i>22/4/15</i>
		LADIES	<i>wellgate</i>	<i>S</i>	<i>12.0</i>		<i>22/4/15</i>

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives)

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Month.....APRIL 2015.....

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
13870	ST IVES – SUPERLOOS, SLOOP CAR PARK, FISH STREET	GENTS	TAP	S	14.0	G. HADDERSON	24/4/15
		LADIES	TAP	S	14.0		24/4/15
13874	ST IVES – THE ISLAND, PORTHWIDEN	GENTS	TAP	S	12.0	G. HADDERSON	24/4/15
		LADIES	TAP	S	12.0		24/4/15
13872	ST IVES – PORTHMEOR	GENTS	TAP	S	13.2	G. HADDERSON	24/4/15
		DISABLED	TAP	S	13.2		24/4/15
13189	CARBIS BAY – CEMETRY	INSIDE	TAP	S	11.5	G. HADDERSON	22/4/15
		OUTSIDE	TAP	S	11.5		22/4/15
13876	ST ERTH	GENTS	TAP	S	11.4	G. HADDERSON	15/4/15
		LADIES	TAP	S	11.4		15/4/15

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
13881	HAYLE – KING GEORGE V RECREATION GROUND	UNISEX	wall gate	S	11.5	G KALDERSON	15/4/15
		UNISEN	wall gate	S	11.5		15/4/15
	HAYLE – TOWANS	GENTS	TAP	S	10.3	G KALDERSON	15/4/15
		LADIES	TAP	S	10.3		15/4/15
13878	HAYLE- FOUNDRY CAR PARK	GENTS	wall gate	S	11.4	G KALDERSON	15/4/15
		LADIES	TAP	S	11.8		
13883	GWITHIAN TOWANS	GENTS	Tap	S	13.2	G KALDERSON	24/4/15
		LADIES	Tap	S	13.2		24/4/15
13880	HAYLE Commercial Road	men Store cupboard	T	S (C 11.7)		G KALDERSON	15 4 15
		Ladies Mixer	T	S (H 70.1)			15 4 15

Outlet Fed From = Source of water i.e.: Water Heater No, Cold Water Storage Tank No, Mains Cold, etc

Outlet Type: S = Sentinel; R = Representative