



Refurbishment Survey

Survey Reference Number: L-31546RV1

Survey Date: 11 March 2024

Client Specified Areas

St Newlyn East Village Hall
Neeham Road
Newquay
Cornwall
TR8 5LE



Report Authorised by

Name: Amy Bulpin

Signed: 

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Section 1.0: Executive Summary

This report has been revised to update the client name and address at the request of the client.

An Asbestos Refurbishment Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* to client specified areas only at St Newlyn East Village Hall.

The Survey was carried out by Allium Environmental Ltd on behalf of The Pheas on 11 March 2024.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building survey area which could be damaged or disturbed during planned refurbishment activities.

During the survey 21 samples were taken for analysis.

A Refurbishment Survey aims to locate all ACMs within the survey area. There is no requirement to assess the condition or 'Priority' information for management purposes. This is because it is presumed that all ACMs found will be removed as part of the planned refurbishment works. However, should any material remain in situ or if the related works are not undertaken then all ACMs identified should be re-assessed and managed in accordance with the recommended action set out in HSG 264 or CAR 2012. To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled, or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor the condition; the Duty Holder should inform anyone who is liable to disturb the ACMs about their location and condition.

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
16	St Newlyn East Village Hall	004 Plant Room	Gasket - Plant/Equipment	Remove if affected by proposed refurbishment works	Low
27	St Newlyn East Village Hall	010 Hall	Cement Panel - Walls	Remove if affected by proposed refurbishment works	Very Low
29	St Newlyn East Village Hall	A01 Roof Space	Cement Panel - Walls	Remove if affected by proposed refurbishment works	Very Low
28	St Newlyn East Village Hall	A02 Roof Space	Cement Panel - Walls	Remove if affected by proposed refurbishment works	Very Low

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

Item No.	Building Name	Room No. & Name	Restriction
3	St Newlyn East Village Hall	Ground Floor, 001 - Kitchen	No access gained beneath modern floor sheets due to damage limitations.
8	St Newlyn East Village Hall	Ground Floor, 002 - Lobby	Limited access gained beneath timber, concrete and ceramic tile floor due to damage limitations.
17	St Newlyn East Village Hall	Ground Floor, 004 - Plant Room	Limited access gained within boiler due to accessibility restrictions.
18	St Newlyn East Village Hall	Ground Floor, 005 - Female Toilets	No access gained beneath modern floor sheets due to damage limitations.
19	St Newlyn East Village Hall	Ground Floor, 006 - Male Toilets	No access gained beneath modern floor sheets due to damage limitations.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Roz Symonds of St Newlyn East Village Hall to undertake an Asbestos Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: St Newlyn East Village Hall.

The site consists of:

- Circa 1980's block built detached building with a pitched roof.

The survey was carried out on 11 March 2024 by Matthew Roberts of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Roz Symonds is to carry out a Refurbishment Survey to client specified areas only at St Newlyn East Village Hall:

- Areas included in the survey:
 - All areas affected by the refurbishment works as identified by the client provided plans only within St Newlyn East Village Hall were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - All other areas of St Newlyn East Village Hall were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials (ACMs) are sometimes concealed within the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works. Asbestos Containing Materials (ACMs) may be hidden within the fabric of a building and may not be visible until the building is dismantled; it is therefore recommended that a complete review of the Asbestos register is undertaken before commencement of any works. Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

HSE guidance: HSG 264: Asbestos: the survey guide states 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. Therefore in buildings that are occupied, due to be re-occupied or due to extenuating circumstances, following the completion of the survey it may be required to undertake additional inspections or sampling prior to/during proposed refurbishment works to account for all hidden Asbestos Containing Materials (ACMs). Where this is likely a provision may need to be made to allow for a possible revisit, this may include inaccessible areas that will be listed in this report.

- Inaccessible areas encountered during the survey:
 - 3 - Ground Floor, 001 - Kitchen, No access gained beneath modern floor sheets due to damage limitations.
 - 8 - Ground Floor, 002 - Lobby, Limited access gained beneath timber, concrete and ceramic tile floor due to damage limitations.
 - 17 - Ground Floor, 004 - Plant Room, Limited access gained within boiler due to accessibility restrictions.
 - 18 - Ground Floor, 005 - Female Toilets, No access gained beneath modern floor sheets due to damage limitations.
 - 19 - Ground Floor, 006 - Male Toilets, No access gained beneath modern floor sheets due to damage limitations.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - Intrusions were kept to a minimum due to continued use of the premises.

Section 2.3: Details

Site Address:

- St Newlyn East Village Hall, Neeham Road, Newquay, Cornwall, TR8 5LE

Client Name & Address:

- St Newlyn East village Hall, 6 Neeham Road , St Newlyn East, Newquay , Cornwall , TR8 5LE

Client Contact:

- Roz Symonds

Survey Start Date:

- 11 March 2024

Survey Completion Date:

- 11 March 2024

Survey Conducted by:

- Matthew Roberts

Assisted by:

- Lewis Dickinson

Report Produced:

- 26 March 2024

Section 2.4: Survey Type

The nature of the survey is a Refurbishment Asbestos Survey as detailed in HSE publication: *HSG 264 Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Refurbishment survey as a fully intrusive survey. A full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. A Refurbishment survey is required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

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

Section 3.0: Survey Method

Allium Environmental Ltd conducts Refurbishment surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. While the survey is fully intrusive, disruptive and non-destructive, it may involve penetrating all parts of the building structure, using aggressive inspection techniques to lift carpets and tiles, break through walls, ceilings cladding and partitions, and open up floors.

A Refurbishment survey uses a combination of visual inspection and bulk sampling to confirm the presence of Asbestos. Any area(s) inaccessible at the time of the survey must be presumed to contain Asbestos, and any inaccessible area(s) must have access restricted, and should be inspected prior to access or the commencement of any works.

Any samples collected during the survey will be analysed in-house to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice* or subcontracted to an approved independent laboratory, which is also UKAS accredited to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice*. Where applicable and where samples are sub-contracted this will be clearly displayed on the bulk sample test report and within the survey report. Completed Fibre Identification Report for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual samples unique identification number, have been applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

An item record is completed for each suspect sample taken; for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs); for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey; and non-accessed items of (electrical) equipment and plant).

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

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

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

A limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated.

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

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

We have not reported on concealed spaces, which may exist within the fabric of the building, and 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.

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

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of Asbestos. In situ, these coatings are often composed of different batches of product, or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 μm . These may not be visible by the optical microscopy method described in HSE guidance publication HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board, potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation, and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

Chrysotile (White Asbestos)

Crocidolite (Blue Asbestos)

Fibrous Grunerite - commonly known as *Amosite* (Brown Asbestos)

Fibrous Tremolite

Fibrous Anthophyllite

Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s). Any material, substance or product that contains or has been made with Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

Section 5.1: Material Assessment Score Algorithm & Risk rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, 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 board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment	0	Composite materials containing Asbestos: Reinforced Plastic, 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 (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in the vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Remove - This material requires removal. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

No Access/Exercise Caution - Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area.

Room/Area Name & No: 001 - Kitchen


Floor: Ground Floor

Building: St Newlyn East Village Hall


Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Metal, Plastic	Pipework	Metal & Plastic
Doors	Insulating Board Panel, Timber	Plant/Equipment	Sink Pad
Windows/Sills	UPVC	Staircases	N/A
Floor	Modern Floor Sheets & Concrete, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	


Positive Survey Findings - None Identified

No Access Areas

Reference	3	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	19m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access gained beneath modern floor sheets due to damage limitations.			

Negative Survey Findings

Reference	1	Product Type (A)	N/A	
Sample No	31546/MR/001	Condition (B)	N/A	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	3.5m²	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board panel to door hatch.			

Reference	2	Product Type (A)	N/A	
Sample No	31546/MR/002	Condition (B)	N/A	
Description	Sink Pad - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	NAD	
Recommendation	No Action			
Comments				

Room/Area Name & No: 002 - Lobby


Floor: Ground Floor

Building: St Newlyn East Village Hall


Room Construction / Description			
Ceiling	Textured Coating, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Timber	Pipework	Metal
Doors	UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	Timber, Timber Packers	Staircases	N/A
Floor	Carpet, Timber, Concrete & Ceramic Tiles, Limited Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	8	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	Limited Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	10.5m ²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. Limited access gained beneath timber, concrete and ceramic tile floor due to damage limitations.			

Negative Survey Findings

Reference	7	Product Type (A)	N/A	
Sample No	31546/MR/006	Condition (B)	N/A	
Description	Textured Coating - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	10.5m²	Identification	NAD	
Recommendation	No Action			
Comments	Textured coating to plasterboard ceiling.			

Room/Area Name & No: 003 - Office

Floor: Ground Floor

Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Modern Suspended Ceiling Tiles & Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber, Timber Packers	Plant/Equipment	N/A
Windows/Sills	Timber, Timber Packers	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable


Room/Area Name & No: 004 - Plant Room

Floor: Ground Floor


Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Insulating Board Panel, Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Insulating Board Panel, Timber	Pipework	Foam Pipe Insulation, Gasket, Man Made Mineral Fibre, Metal, Textile Rope
Doors	Timber	Plant/Equipment	Modern Consumer Unit, Modern Water Cylinder, Gasket, Insulating Board Panel, Limited Access Gained, Mastic
Windows/Sills	UPVC	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	


Positive Survey Findings

Reference	16	Product Type (A)	2	
Sample No	31546/MR/014	Condition (B)	1	
Description	Gasket - Plant/Equipment	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	1	
Risk Rating	Low	Material Score (A+B+C+D)	5	
Extent	1no.	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Pink gasket to boiler.			


No Access Areas


Reference	17	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	Limited Access Gained - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. Limited access gained within boiler due to accessibility restrictions.			


Negative Survey Findings


Reference	10	Product Type (A)	N/A	
Sample No	31546/MR/008	Condition (B)	N/A	
Description	Insulating Board Panel - Walls	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	0.50lm	Identification	NAD	
Recommendation	No Action			
Comments				


Reference	11	Product Type (A)	N/A
Sample No	31546/MR/009	Condition (B)	N/A
Description	Gasket - Pipework	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	2no.	Identification	NAD
Recommendation	No Action		
Comments	Black gasket to metal pipework flange to pipework set.		




Reference	12	Product Type (A)	N/A	
Sample No	31546/MR/010	Condition (B)	N/A	
Description	Gasket - Pipework	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	NAD	
Recommendation	No Action			
Comments	Black gasket to metal pipework flange on Boiler.			

Reference	13	Product Type (A)	N/A	
Sample No	31546/MR/011	Condition (B)	N/A	
Description	Textile Rope - Pipework	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	NAD	
Recommendation	No Action			
Comments	Textile rope gasket to boiler.			

Reference	14	Product Type (A)	N/A	
Sample No	31546/MR/012	Condition (B)	N/A	
Description	Mastic - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	16no.	Identification	NAD	
Recommendation	No Action			
Comments	Black Mastic to boiler.			

Reference	15	Product Type (A)	N/A	
Sample No	31546/MR/013	Condition (B)	N/A	
Description	Insulating Board Panel - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board panel within boiler.			

Reference	9	Product Type (A)	N/A	
Sample No	31546/MR/007	Condition (B)	N/A	
Description	Insulating Board Panel - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	13m ²	Identification	NAD	
Recommendation	No Action			
Comments				

Room/Area Name & No: 005 - Female Toilets

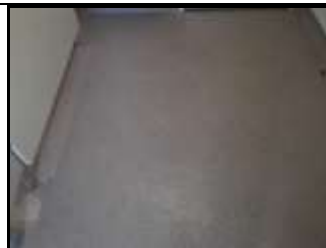
Floor: Ground Floor

Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block & Ceramic Tiles, Plastic	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern
Windows/Sills	UPVC	Staircases	N/A
Floor	Modern Floor Sheets & Concrete, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	18	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	13m ²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access gained beneath modern floor sheets due to damage limitations.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 006 - Male Toilets

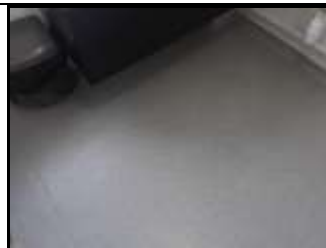
Floor: Ground Floor

Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	No Asbestos Detected Within Boxing, Plastic
Firebreak	N/A	Voids	N/A
Walls	Block & Ceramic Tiles, Plastic	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern
Windows/Sills	UPVC	Staircases	N/A
Floor	Modern Floor Sheets & Concrete, No Access Gained	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	19	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	13m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access gained beneath modern floor sheets due to damage limitations.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 007 - Hallway

Floor: Ground Floor


Building: St Newlyn East Village Hall

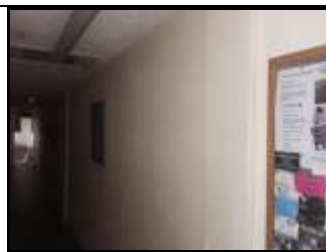
Room Construction / Description			
Ceiling	Textured Coating, Plasterboard	Riser/Boxing	Insulating Board Panel
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber, Timber Packers	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete & Ceramic Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	20	Product Type (A)	N/A	
Sample No	31546/MR/015	Condition (B)	N/A	
Description	Textured Coating - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	10m ²	Identification	NAD	
Recommendation	No Action			
Comments	Textured coating to plasterboard ceiling.			

Reference	21	Product Type (A)	N/A	
Sample No	31546/MR/016	Condition (B)	N/A	
Description	Insulating Board Panel - Boxing	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	3no.	Identification	NAD	
Recommendation	No Action			
Comments				

Room/Area Name & No: 008 - Meeting Room

Floor: Ground Floor


Building: St Newlyn East Village Hall


Room Construction / Description			
Ceiling	Textured Coating, Plasterboard	Riser/Boxing	Insulating Board Panel, No Asbestos Detected Within Boxing, Timber
Firebreak	N/A	Voids	N/A
Walls	Block & Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Sink Pad
Windows/Sills	UPVC	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	


Positive Survey Findings - None Identified

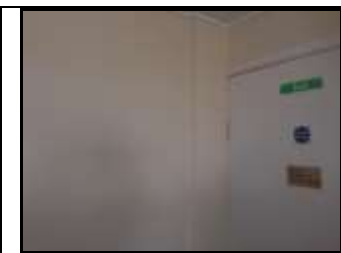
No Access Areas - None Identified

Negative Survey Findings

Reference	22	Product Type (A)	N/A	
Sample No	31546/MR/017	Condition (B)	N/A	
Description	Textured Coating - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	19m ²	Identification	NAD	
Recommendation	No Action			
Comments	Textured coating to plasterboard ceiling.			

Reference	23	Product Type (A)	N/A	
Sample No	31546/MR/018	Condition (B)	N/A	
Description	Textured Coating - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	19m ²	Identification	NAD	
Recommendation	No Action			
Comments	Textured coating to plasterboard ceiling. Second plasterboard ceiling found above.			

Reference	24	Product Type (A)	N/A	
Sample No	31546/MR/019	Condition (B)	N/A	
Description	Sink Pad - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	NAD	
Recommendation	No Action			
Comments				

Reference	25	Product Type (A)	N/A	
Sample No	Visually Similar to 31546/MR/016	Condition (B)	N/A	
Description	Insulating Board Panel - Boxing	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	NAD	
Recommendation	No Action			
Comments				

Room/Area Name & No: 009 - Backstage

Floor: Ground Floor


Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Insulating Board Panel	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Metal
Doors	Modern Damp Proof Membrane, Timber, Timber Packers	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	Concrete
Floor	Carpet, Concrete, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	26	Product Type (A)	N/A	
Sample No	31546/MR/020	Condition (B)	N/A	
Description	Insulating Board Panel - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	23m ²	Identification	NAD	
Recommendation	No Action			
Comments				


Room/Area Name & No: 010 - Hall

Floor: Ground Floor

Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Foam Panels, Metal	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Cement Panel, Timber	Pipework	Metal
Doors	Modern Felt, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	Modern Felt, Plastic Packers, UPVC & Timber	Staircases	Timber
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	27	Product Type (A)	1	
Sample No	31546/MR/021	Condition (B)	1	
Description	Cement Panel - Walls	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	4	
Extent	12lm	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments				

No Access Areas - None Identified

Negative Survey Findings - Not Applicable


Room/Area Name & No: A01 - Roof Space

Floor: Ground Floor

Building: St Newlyn East Village Hall

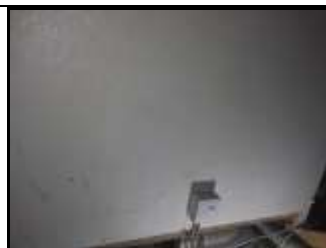
Room Construction / Description			
Ceiling	Metal	Riser/Boxing	Insulating Board Panel
Firebreak	Man Made Mineral Fibre	Voids	N/A
Walls	Block, Plasterboard, Cement Panel	Pipework	Foam Pipe Insulation, Metal & Plastic
Doors	Timber	Plant/Equipment	Plastic Tank
Windows/Sills	N/A	Staircases	N/A
Floor	Fibreglass, Foam Panels, Insulating Board Debris, Man Made Mineral Fibre, Plasterboard, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	


Positive Survey Findings


Reference	29	Product Type (A)	1	
Sample No	Visually Similar to 31546/MR/021	Condition (B)	1	
Description	Cement Panel - Walls	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	4	
Extent	8lm	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments				

No Access Areas - None Identified

Negative Survey Findings

Reference	4	Product Type (A)	N/A	
Sample No	31546/MR/003	Condition (B)	N/A	
Description	Insulating Board Panel - Boxing	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	5no.	Identification	NAD	
Recommendation	No Action			
Comments				

Reference	5	Product Type (A)	N/A	
Sample No	31546/MR/004	Condition (B)	N/A	
Description	Insulating Board Debris - Floor	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	5m²	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board debris approximately 5m² within an area of approximately 100m².			

Reference	6	Product Type (A)	N/A	
Sample No	31546/MR/005	Condition (B)	N/A	
Description	Insulating Board Panel - Boxing	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1lm	Identification	NAD	
Recommendation	No Action			
Comments				


Room/Area Name & No: A02 - Roof Space

Floor: Ground Floor

Building: St Newlyn East Village Hall

Room Construction / Description			
Ceiling	Foam Panels, Metal	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Cement Panel, Timber	Pipework	Foam Pipe Insulation, Metal & Plastic
Doors	Timber	Plant/Equipment	Plastic Tank
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	28	Product Type (A)	1	
Sample No	Visually Similar to 31546/MR/021	Condition (B)	1	
Description	Cement Panel - Walls	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	4	
Extent	12lm	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments				

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: Main Building

Floor: External

Building: St Newlyn East Village Hall

Room Construction / Description			
Walls	Block	Ducts/Pipe Runs	N/A
Cladding	Metal	Ground	Concrete
Roof	Metal	Windows/Sills	Natural Slate, UPVC
Rainwater Goods	Plastic	Soffit Fascia's	Timber & Metal
Soil Stacks	Plastic	Staircases	N/A
Flues/Cowls	Metal	Other	N/A
Plant/Equipment	N/A	Comments	Modern man made mineral fibre Insulation within the block cavity.
Doors	UPVC & Timber		

Positive Survey Findings - None Identified

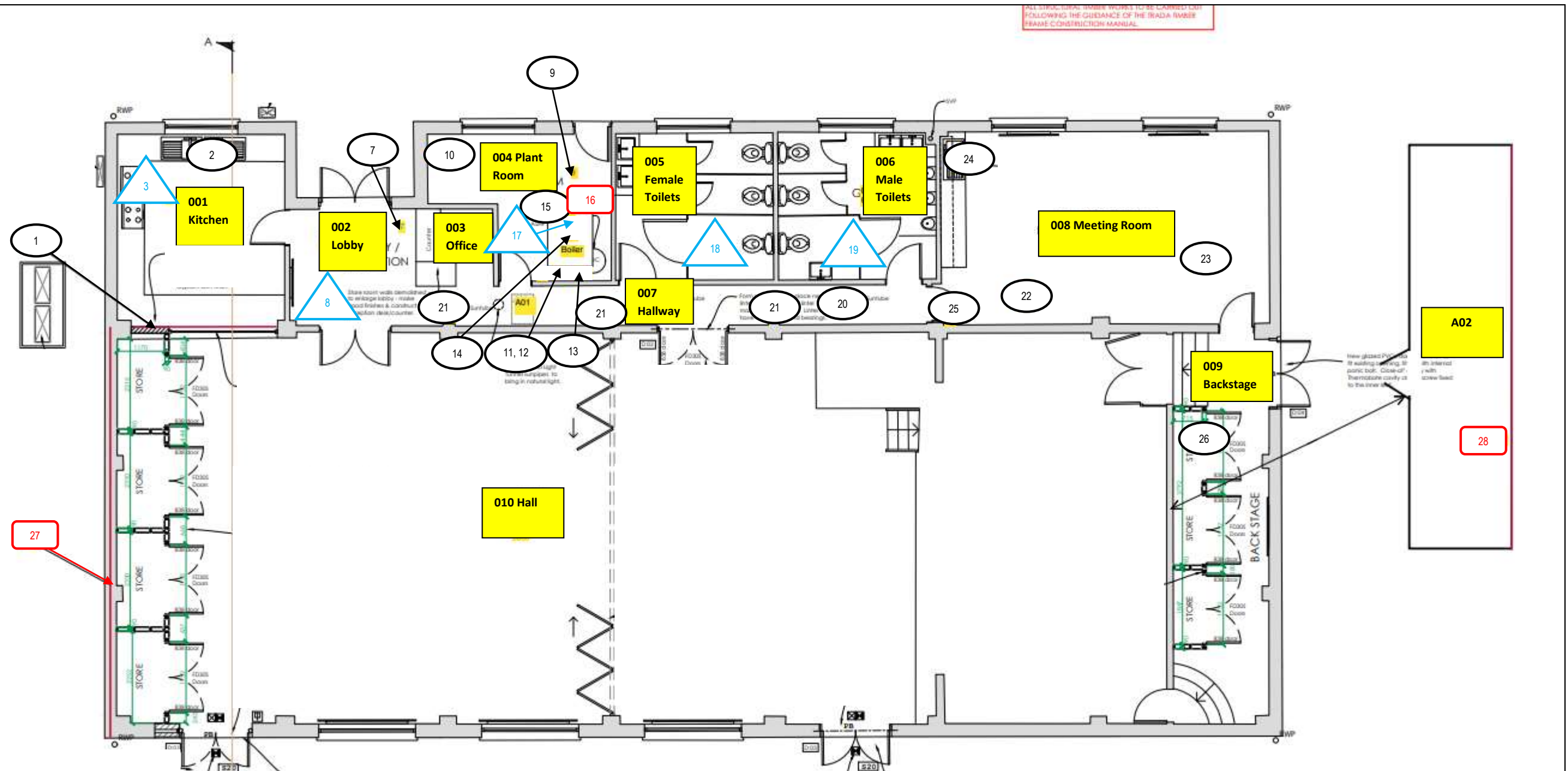
No Access Areas - None Identified


Negative Survey Findings - Not Applicable







Site:	St Newlyn East Village Hall Neeham Road Newquay Cornwall TR8 5LE
Building:	Circa 1980's block built detached building with a pitched roof.
Floor Level / Area:	Ground Floor & Roof Space
Ref No & Plan No:	L-31546RV1 Page 1 of 2
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

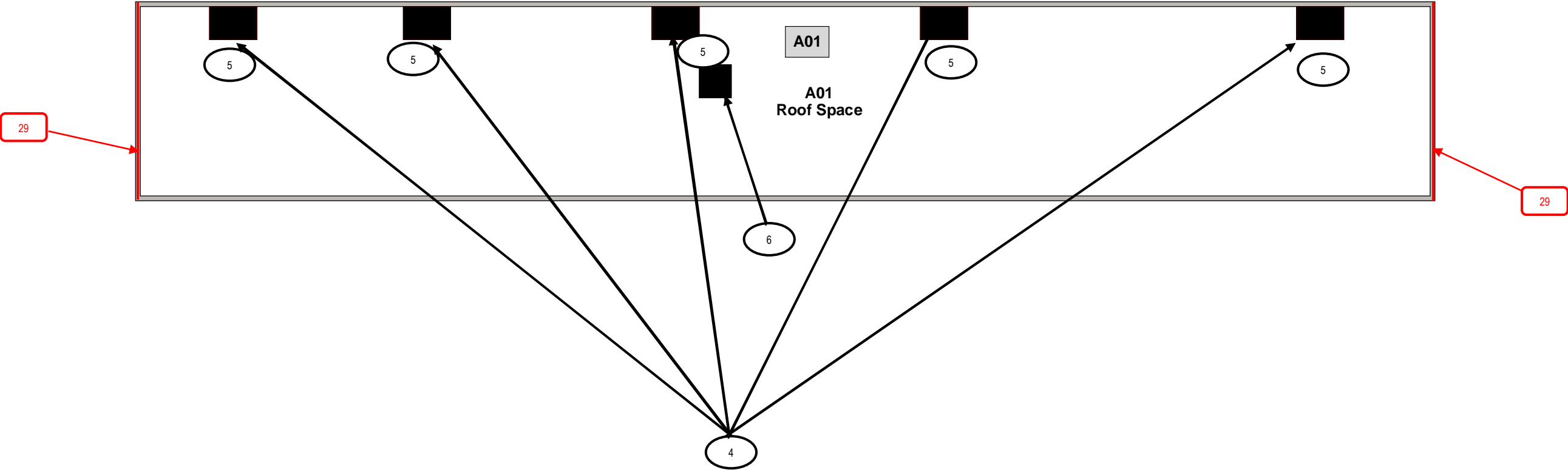
Please note:
Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.





Site:	St Newlyn East Village Hall Neeham Road Newquay Cornwall TR8 5LE
Building:	Circa 1980's block built detached building with a pitched roof.
Floor Level / Area:	Roof Space
Ref No & Plan No:	L-31546RV1 Page 2 of 2
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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



• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

Appendix 2: Certificate of Bulk Sample Analysis



Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro TR3 6EH
Tel: 01872 276375
Email: enquiries@allium.uk.net Web: www.allium.uk.net



BULK ANALYSIS TEST REPORT

Report Number:	L-31546RV1	Issue No:	2	Date Reported:	26/03/24	Page 1 of 2	
Comments:	This report has been update to amend the client name and address at the request of the client.						
Client:	Roz Symonds						
Client Address:	St Newlyn East village Hall, 6 Neeham Road , St Newlyn East, Newquay , Cornwall TR8 5LE						
Site Address/Location:	St Newlyn East Village Hall, Neeham Road, Newquay, Cornwall, TR8 5LE						
Date Sampled:	08/03/24	Sampled By:	Matthew Roberts				
Date Samples Received:	12/03/24	Client Order No.:	Invoice Prior	No. of Samples:	21		
Date Analysed:	21/03/24	Analysed by:	Kieran Oliver				

Analysis of samples was carried out in accordance with the documented 'in-house' procedures and methods based upon HSE Guidance Document HSG 248 Appendix 2. Comments, opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

ANALYSIS RESULTS

Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
001		Insulating Board	Ground Floor, 001 Kitchen , Internal/Doors - Insulating Board Panel	No Asbestos Detected
002		Sink Pad	Ground Floor, 001 Kitchen , Internal/Plant/Equipment - Sink Pad	No Asbestos Detected
003		Insulating Board	Ground Floor, A01 Roof Space, Internal/Boxing - Insulating Board Panel	No Asbestos Detected
004		Insulating Board	Ground Floor, A01 Roof Space, Internal/Floor - Insulating Board Debris	No Asbestos Detected
005		Insulating Board	Ground Floor, A01 Roof Space, Internal/Boxing - Insulating Board Panel	No Asbestos Detected
006		Textured Coating	Ground Floor, 002 Lobby, Internal/Ceiling - Textured Coating	No Asbestos Detected
007		Insulating Board	Ground Floor, 004 Plant Room, Internal/Ceiling - Insulating Board Panel	No Asbestos Detected
008		Insulating Board	Ground Floor, 004 Plant Room, Internal/Walls -	No Asbestos Detected
009		Gasket	Ground Floor, 004 Plant Room, Internal/Pipework - Gasket	No Asbestos Detected
010		Gasket	Ground Floor, 004 Plant Room, Internal/Pipework - Gasket	No Asbestos Detected
011		Textile Rope	Ground Floor, 004 Plant Room, Internal/Pipework - Textile Rope	No Asbestos Detected
012		Mastic	Ground Floor, 004 Plant Room, Internal/Plant/Equipment - Mastic	No Asbestos Detected
013		Insulating Board	Ground Floor, 004 Plant Room, Internal/Plant/Equipment - Insulating Board Panel	No Asbestos Detected
014		Gasket	Ground Floor, 004 Plant Room, Internal/Plant/Equipment - Gasket	Chrysotile
015		Textured Coating	Ground Floor, 007 Hallway, Internal/Ceiling - Textured Coating	No Asbestos Detected




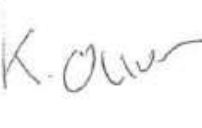
Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro TR3 6EH
Tel: 01872 276375

Email: enquiries@allium.uk.net Web: www.allium.uk.net



Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
016		Insulating Board	Ground Floor, 007 Hallway, Internal/Boxing - Insulating Board Panel	No Asbestos Detected
017		Textured Coating	Ground Floor, 008 Meeting Room, Internal/Ceiling - Textured Coating	No Asbestos Detected
018		Textured Coating	Ground Floor, 008 Meeting Room, Internal/Ceiling - Textured Coating	No Asbestos Detected
019		Sink Pad	Ground Floor, 008 Meeting Room, Internal/Plant/Equipment - Sink Pad	No Asbestos Detected
020		Insulating Board	Ground Floor, 009 Backstage, Internal/Ceiling - Insulating Board Panel	No Asbestos Detected
021		Cement	Ground Floor, 010 Hall, Internal/Walls - Cement Panel	Chrysotile

- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone.
- Where samples have not been taken by Allium Environmental Ltd the results apply to the sample as received, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, for the acts or omissions of others, or the use of these results in subsequent reports.
- Samples marked \$ in this report have been subcontracted to a UKAS accredited laboratory.
- Quantification of the amount of asbestos is not permitted, if 1 or 2 fibres are observed and identified as asbestos, the term 'trace asbestos identified' will be reported.
- Sample(s) were examined for the presence of 6 types of asbestos fibres: Crocidolite (blue), Amosite (brown), Chrysotile (white), Anthophyllite, Actinolite and Tremolite.
- Where samples have been taken by Allium Environmental Ltd this has been to the in-house surveying/sampling procedure AL003, a copy of which is available on request.
- Samples are retained for 6 months and records/reports are retained for 6 years

Additional Comments:	Analyst:	Kieran Oliver
	Analysts Signature:	
	Approved by:	Kieran Oliver
	Authorised Signature:	
E N D O F R E P O R T		

