Dorset County Council

# ASBESTOS REFURBISHMENT & DEMOLITION SURVEY REPORT

**FOR**

**THE TIMBER STORAGE SHED**

**AT**

**BEACH GARDENS SPORTS PARK**

**AUGUST 2017**

**TO BE INCLUDED IN YOUR HEALTH AND SAFETY FILE AND MADE AVAILABLE TO STAFF AND OPERATIVES WORKING ON THE PREMISES.**

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## 1. Introduction and historic survey information.

This asbestos refurbishment and demolition survey was carried out by A. Probets of Dorset Property at Dorset County Council in August 2017.

This survey, and associated bulk sampling have been carried out in accordance with document HSG264 'Asbestos the survey guide' which is produced by the health and safety executive and is available as a free download on their website along with 'asbestos essentials' information sheets that may assist you in understanding and managing asbestos materials.

## 2. Legal requirements.

Regulation 4 of CAR 2012 (The control of asbestos regulations) contains an explicit duty on the owners and occupiers of non-domestic premises, who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos.

- Take reasonable steps to determine the location, condition and risk of exposure of materials likely to contain asbestos and make a written record, this document is intended to fulfil this requirement.
- Prepare a written plan of the actions and measures necessary to manage the risk of exposure; this is known as an 'Asbestos management plan'.
- Assess and monitor the condition of asbestos containing materials along with those presumed to contain asbestos and take steps to see that these actions are carried out.

Please consult the document attached at the end of this report entitled "How to produce your asbestos management plan".

There are additional legal requirements in the management of health and safety at work regulations 1999, as well as a duty of care towards employees and non-employees stated in sections 2 and 3 of the health and safety at work act 1974.

## 3. Asbestos refurbishment & demolition survey summary.

| **Address:** | Timber storage shed, Beach gardens Sports Park, Swanage, Dorset BH19 1PG |
|---|---|
| **Property Description** | |
| Timber framed shed with timber cladding and a modern fibre sheet corrugated roof. | |
| **Block A:** | Timber Storage Shed |

**Asbestos Findings by Building Block.**

| | | |
|---|---|---|
| **Block A** | No asbestos containing materials were detected. | |
| **Non-asbestos Items noted during the survey.** | | |
| **Block A** | ▪ Modern fibre corrugated roof sheets.<br>▪ Modern electrical switchgear.<br>▪ Timber mounting boards to the inside of the shed in some areas.<br>▪ Concrete and timber levelling packers to the underside of the shed. | |

### 3.1. Findings of the asbestos refurbishment and demolition survey.

| | |
|---|---|
| | No asbestos containing materials were detected during our survey.<br><br>The building is of timber framed construction with a modern corrugated fibre sheet roof.<br><br>The outer walls are timber clad and the floor is a solid concrete slab.<br><br>The electrical switch gear was found to be modern.<br><br>A visual inspection of the underside of the building was carried out though this was limited by the gap to the ground being small, no asbestos debris or levelling packers were detected. A further inspection of the ground beneath is recommended following the removal of the building. |

### 3.2. Description of the asbestos refurbishment & demolition survey.

This asbestos management survey has been carried out by Dorset Property, its purpose is to locate, as far as reasonably practical, the presence and extent of any asbestos containing material at the premises and to assess and record the extent, condition and likelihood of any disturbance.

More intrusive surveys are called “Refurbishment or demolition surveys” these are undertaken prior to any alterations/demolition with an aim to fully identify all asbestos containing materials hidden within the fabric of structures on the premises.

All analysis of bulk samples are carried out by UKAS (United Kingdom Accreditation Service) laboratories, which are accredited to ISO/IEC 17025 standards. Surveying consultants demonstrate technical surveying competence and have completed relevant certified training.

### 3.3 General areas of no or limited access, specific to this building.

Survey limitations may include access to live electrical equipment and switch gear along with hazardous installations (e.g. chemical containers), drains and voids within permanently fixed and structural panels and walls including in cavity walls, and inaccessible floor and ceiling voids and attic spaces (e.g. under floor tiles/coverings, fixed floors, screwed ceiling panels may all be excluded. **It is important to note that asbestos containing materials may still be hidden within the fabric of buildings such as in damp proof courses.**

| Item | Comment |
|---|---|
| ACM's. | Concealed behind materials where access is limited. |
| Soil and land. | Have not been investigated as part of this survey, a further close inspection of the ground under the building is recommended once the building has been removed. |
| Electrical switchgear. | Not internally investigated due to electrical risk, a visual inspection concluded that the switch gear is modern and not expected to contain asbestos materials. |
| Floor foundations. | Not generally inspected unless indicated within the comments or sample point column of report. |

## 4. Asbestos Register and Risk Assessment Guide.

The following information provides guidance on how to interpret the asbestos register details within this survey report.

The register table lists asbestos containing materials and those presumed to contain asbestos by block and room. Listings include items which are present and historically removed where known.

The register includes an asbestos material risk assessment to give an indication of the potential risk from asbestos fibre exposure and is derived from the following factors:

- Material/product type.
- Extent of any damage.
- Existing surface treatment.
- Asbestos fibre type.

Dorset Property have introduced a letter based interpretation of the recommended action levels as below in order to recommend the best solution to manage the asbestos containing material, this must however be reviewed on no less than an annual basis by means of a written asbestos management plan.

The action levels used within the asbestos register are:

#### 4.1.1. Action A
A material that is in poor in condition, not adequately surface sealed or treated, vulnerable to damage due to position, occupation of area, and likely to require urgent remedial works or isolation.

#### 4.1.2. Action B
Damaged but structurally in a good condition, consider encapsulation and attach asbestos warning stickers.

#### 4.1.3. Action C
Some minor damage and/or vulnerable to future damage, but no immediate hazard, label with warning stickers and manage.

#### 4.1.4. Action D
Material is in a good condition and adequately sealed, no immediate attention required, label with warning stickers and inspect at regular intervals.

#### 4.1.5. Action E
Materials that has been historically removed, or the material has been sampled and proved to be not asbestos, or no asbestos materials identified during the survey.

**The overall aim of the asbestos management survey including the recommended actions is to reduce the risk of asbestos fibre exposure.**

**Contact details regarding this asbestos refurbishment and demolition survey report.**

Further information and assistance relating to asbestos management procedures and associated emergency procedures can be sought from Dorset Property or other competent persons.

Mr Andrew Probets (Property Technician) 01305 221901.

Mr Austen Knight (Property Surveyor) 01305 221907.

Mr Jason Greatbanks (Team Manager, Technical Services) 01305 221908.

Address: Technical Services, Dorset County Council, Dorset Property, County Hall, Colliton Park, Dorchester, Dorset DT1 1XJ.

This report has been produced by the Dorset property asbestos team at Dorset County Council.

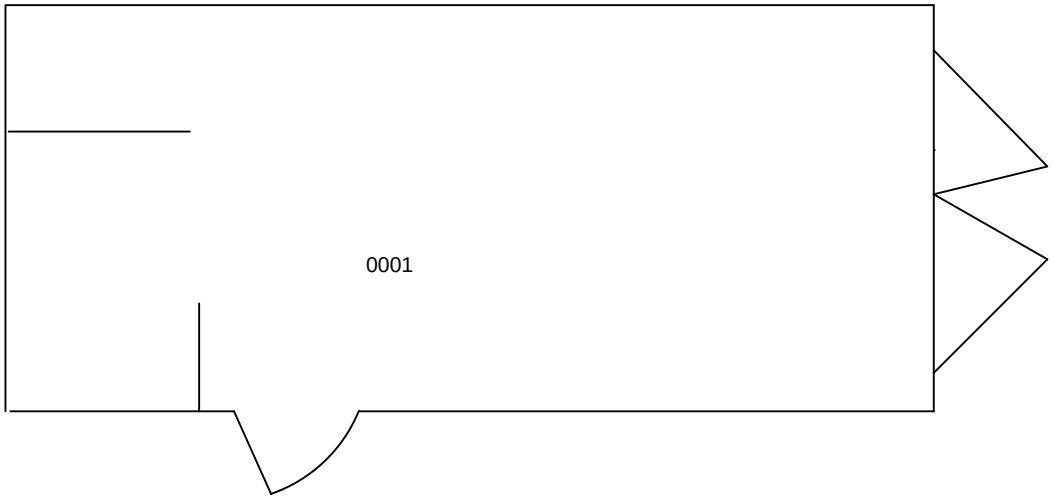
## 5. Asbestos Register Spreadsheet and Floor Plans.

Property: Timber Storage Shed
Address: Beach Gardens Sports Park
Swanage
Dorset
BH19 1PG

This register forms one part of an asbestos survey report and should be consulted in its entirety. In accordance with HSG264 "Asbestos: The Survey Guide" a survey for the presence of asbestos containing materials has been carried out at the buildings stated on the front page of this report.
The survey has been carried out by DCC, Dorset property or with the assistance of UKAS accredited asbestos consultants.
Please read carefully any comments in this register. All known asbestos elements that have been identified are listed in this register. This register and survey reports helps to comply with CAR2012 specifically Regulation 4

| Building Location Information | | | | | Material Information | | | Comments & Risk Information | |
|---|---|---|---|---|---|---|---|---|---|
| Block | Room | Sample Ref No | Description | Hazard Status | Hazard Location | Material | Sub Type | Recomendations/Comments | RA |
| A | 0001 | | Storage Shed | Hazard Not Detected | | | | No suspected asbestos containing materials detected | |
| A | Ext | | Storage Shed | Hazard Not Detected | | | | No suspected asbestos containing materials detected | |

A4




Block A

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VAP 2009 "Copyright GIS Mapping"

LEGEND

ASBESTOS INSULATING BOARD (AIB)

ASBESTOS CEMENT (AC)

ASBESTOS PIPE INSULATION/ LAGGING (INS)

ASBESTOS CONTAINING FLOOR TILES / VINYL SHEETING
ARTEX CONTAINING ASBESTOS

ASBESTOS SPRAYED COATING "LIMPET"

ASBESTOS COATING TO FIBREBOARD

ASBESTOS CONTAINING BITUMEN PRODUCT(S)

ASBESTOS TOILET CISTERN / SEAT (RC)

ASBESTOS ROPE / ASBESTOS GASKET (AT/P)

ASBESTOS INSULATING BOARD / ASBESTOS INSULATION DEBRIS

ASBESTOS CEMENT DEBRIS

ASBESTOS FLASGUARDS / ELECTRICAL SWITCH GEAR UNITS

NON-ASBESTOS CONTAINING MATERIAL "SUPERLUX OR SIMILAR" NEW TECHNOLOGY

NT

SAMPLE REFERENCE No. 12

**Dorset County Council**

Enabling communities in Dorset to thrive, now and for the future

Site/Property

Beach Gardens
Swanage
BH19 1PG

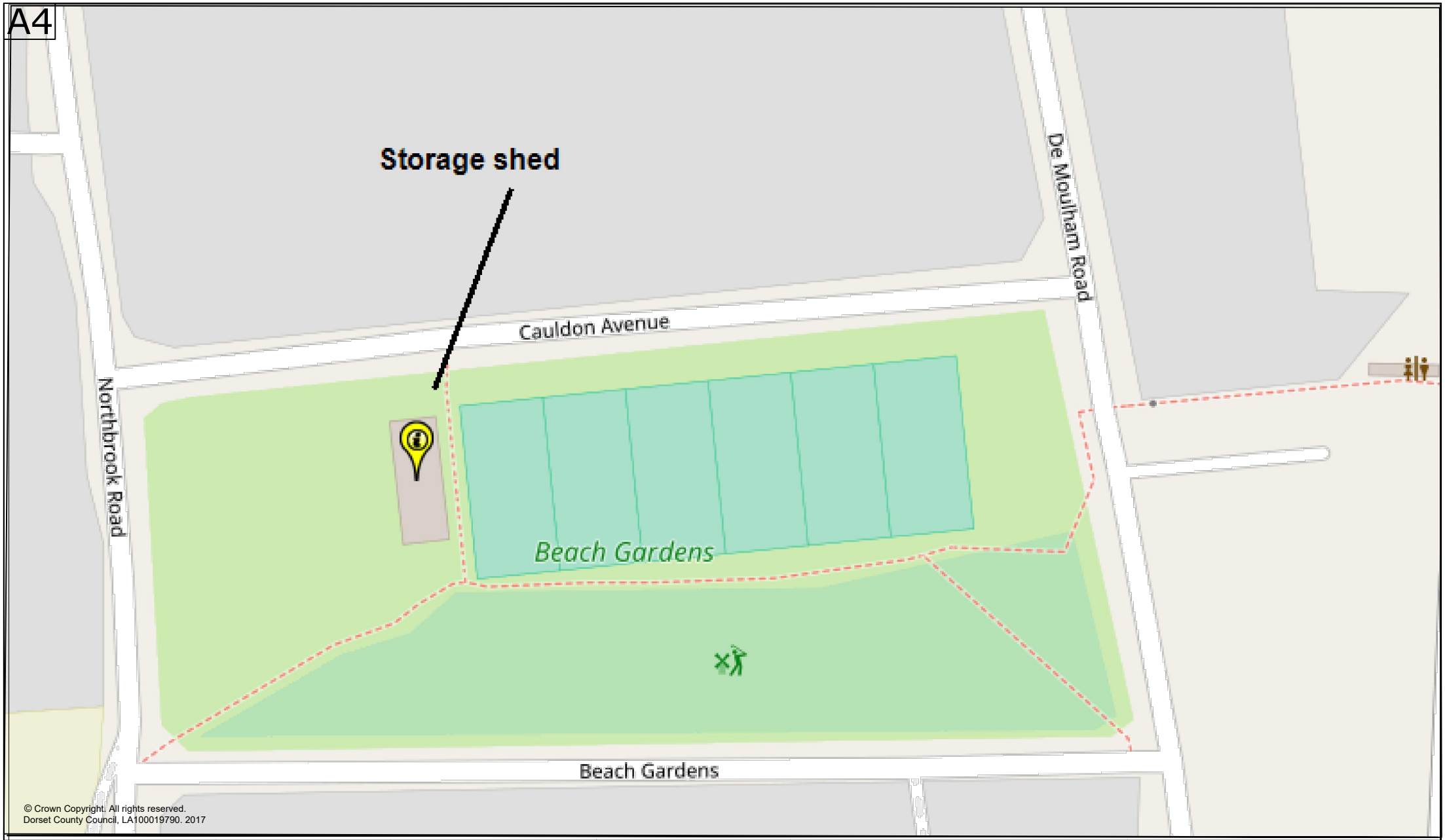
| Scale | Date | Drawn |
|---|---|---|
| NTS | 09.09.2017 | APP |

Drawing Title

Timber Storage Shed

| UPRN | Drawing Number |
|---|---|
| | 01 |

A4

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LEGEND

ASBESTOS INSULATING BOARD (AIB)
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ASBESTOS PIPE INSULATION/ LAGGING (INS)
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ASBESTOS COATING TO FIBREBOARD
ASBESTOS CONTAINING BITUMEN PRODUCT(S)
ASBESTOS TOILET CISTERN / SEAT (RC)
ASBESTOS ROPE / ASBESTOS GASKET (AT/P)
ASBESTOS INSULATING BOARD / ASBESTOS INSULATION DEBRIS
ASBESTOS CEMENT DEBRIS
ASBESTOS FLASGUARDS / ELECTRICAL SWITCH GEAR UNITS
NON-ASBESTOS CONTAINING MATERIAL "SUPERLUX OR SIMILAR" NEW TECHNOLOGY
NT
SAMPLE REFERENCE No.
12

**Dorset County Council**
Enabling communities in Dorset to thrive, now and for the future

Site/Property
Beach Gardens
Swanage
BH19 1PG

| Scale | Date | Drawn |
|---|---|---|
| SCALE @ A4 | 11/09/2017 | APP |

Drawing Title
Timber Storage Shed

| UPRN | Drawing Number |
|---|---|
| | 02 |

## 6. Photographs.

| | |
|---|---|
| | |
| Modern fibre corrugated sheet roofing panels. | Timber framed roof structure and no sarking felt to underside of roof covering. |
| | |
| Timber inner wall structure, no wall voids and a solid concrete floor slab. | Modern electrical switch gear. |

## 7. Emergency Procedure.

- The PRP, will generally be the person to report any concerns to regarding the condition of asbestos materials leading to the potential release of asbestos fibres
- Immediately isolate the affected area of concern and prevent access until it has been deemed safe to re-enter by a competent person/HSE or consultant

A competent asbestos consultant should be notified immediately and a site visit in order to assess the situation.

The degree of asbestos contamination will be assessed and appropriate remedial action advised such as air monitoring and visual inspection of the affected area.

If any person has been exposed to asbestos fibres, the degree of exposure should be determined and if deemed necessary appropriate action should be taken. As required by RIDDOR 1995 the Health and Safety Executive will be informed of the incident.

Damage to asbestos containing materials typically results from:

- Accidental damage.
- Disturbance during unknown/uncontrolled building works.
- Fire damage to the building, (asbestos materials are damaged and have spread.
- Vandalism.

In all instances disturbed asbestos materials will need to be assessed in terms of fibre release and Contamination. These areas cannot be occupied until the assessment has been made and any asbestos material deemed to be a risk have been repaired or removed.

In all instances the overwhelming aim is to protect persons from asbestos fibre release by preventing disturbance to asbestos containing materials, isolating areas where there is a potential for asbestos fibre release and taking the appropriate action to repair or remove the hazard.

If in doubt about any suspect material that is not listed within this report, please contact the Dorset Property, Technical Services Team.

## Appendix i - Guide to asbestos register spreadsheet information.

Property: Milton Abbas Primary School
Address: Milton Abbas
Forum
DT11 0BL

Property name and address.

Room name assigned either by the database team or with the duty holder

Additional information of material type, to enable specific management.

Additional information, comments, observations made in the course of managemening the asbestos installations.

Risk assessment category. A to E (high to low).

System generated unique hazard reference number

| | Building Location Information | | | | Material Information | | | Comments & Risk Information | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Block | Room | Sample Ref No | Description | Hazard Status | Hazard Location | Material | Sub Type | Recomendations/Comments | RA | Hazard ID |
| A | 0187 | | STORE | Hazard Not Detected | | | | No suspected asbestos materials detected | | HAZ27129 |
| A | 0188 | | STORE | Hazard Not Detected | | | | No suspected asbestos materials detected | | HAZ27130 |
| A | | | First Floor to main building | Hazard Removed | Soffits at High Level | Cement Products | Fully compressed flat sheet used for tiles,slates and board | Presumed removed during soffit removals in 2009 | | HAZ24663 |
| A | | AB01009010 | Reception Building | Hazard Confirmed | Cement Under cloaking to roof | Cement Products | Fully compressed flat sheet used for tiles,slates and board | Inspect at regular intervals | D | HAZ24665 |
| A | | AB01009013 | Main Building Roof | Hazard Confirmed | Cowl and Vent Pipe | Cement Products | Fully compressed flat sheet used for tiles,slates and board | Inspect at regular intervals | C | HAZ24664 |
| A | | AB99013002 | ENTRANCE CANOPY | Hazard Not Detected | Ceiling Panel outside room 0120 | | | No asbestos detected in sample | | HAZ24662 |
| A | | 6 | EXTERNAL | Hazard Not Detected | Roof tiles stored in crates outside boiler room | | | No asbestos detected in sample | | HAZ24661 |

Block Name: Name of block assigned either by the database team or with the duty holder.

Room number: Room number assigned either by the database team or with the duty holder (first number/ letter designates which floor you are on 0=Ground, 1= first).

Sample number: assigned if ther has been a sample of material taken for analysis within the room.

Desinates if a hazard been identified, removed or presumed.

Description of the material where a sample has been taken or where asbestos has been found.

Describes the type of asbestos material found.

**Appendix ii - Asbestos Survey Report; Contractor Signing Sheet**

**Notes:**
**This signing-in sheet should be completed and dated once the asbestos management survey report has been read and understood.**
**It is intended for visitors whose work may foreseeable bring them into contact with asbestos containing materials**

**You should not proceed to undertake any type of work on the structure of these building(s) if you are unsure of the location and extent of any asbestos materials present. Any suspected material not listed should be reported and work halted. Furthermore; some asbestos materials maybe hidden/concealed and or not labelled with warning stickers, exercise caution.**

| DATE | COMPANY OR ORGANISATION | NAME | SIGNATURE |
|---|---|---|---|
| | | | |
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