



ASBESTOS REFURBISHMENT & DEMOLITION SURVEY REPORT
FOR
KING GEORGES CAR PARK PUBLIC TOILET BLOCK
SWANAGE

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 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:	King Georges Car Park, Swanage, Dorset BH19 1PG
Property Description	
A circa 1950's Public toilet block of Stone construction under a bitumen felt flat roof.	
Block A:	Public Toilet Block

Asbestos Findings by Building Block.

Block A	Asbestos cement soil vent pipe. Asbestos cement soffit panels.	
Non-asbestos items noted during the survey.		
Block A	<ul style="list-style-type: none">▪ Bitumen felt roof sheets.▪ The lining panels of the ceiling sky lights.▪ Plasterboard ceiling panels.▪ Plastic rainwater goods.▪ Plastic & copper plumbing goods.▪ Plasterboard and timber panels to the front canopy.▪ Plastic wc cisterns.	

3.1. Findings of the asbestos refurbishment and demolition survey.

	<p>The findings of our asbestos survey are as detailed below.</p> <p>Ceiling – The ceilings are plaster with plasterboard sub ceiling panels, the ceiling panels and skylight lining were sampled and found not to contain asbestos.</p> <p>Walls – Are ceramic tiled, sub walls are solid plaster.</p> <p>Floor – The floor has ceramic tiles with a concrete sub floor.</p> <p>In the electrical/store cupboard there are old electrical switch gear units that require a qualified electrician to isolate and enable an internal inspection to confirm that asbestos rope seals and flash guards are not present.</p> <p>Wc's are ceramic and black cisterns are plastic, visible plumbing goods are copper and plastic.</p> <p>A soft strip of existing materials should take place at the start of the refurbishment works, in particular to the door and window frames that may have concealed asbestos packers present.</p> <p>External - The narrow soffit to the sides and rear have been confirmed as asbestos cement panels. The soil vent pipe to the left side of the building has been confirmed as asbestos cement. The bitumen felt roof sheet covering was sampled and found not to contain asbestos.</p>
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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 identified asbestos materials or other materials
Soil and land.	Have not been investigated as part of this survey.
Electrical switchgear.	Not internally investigated due to electrical risk.
Roof & ceiling voids	Limited roof, and ceiling void access during the current survey.
Floor voids/foundations.	Not generally inspected unless indicated within the comments or sample point column of report. Some ducts if found and acceded will be inspected. Assume all floor ducts as containing asbestos materials unless inspected and confirmed.
Cavity walls.	Not usually inspected without destructive access.
Plant & machinery	Inspected externally unless specifically stated in this report. Boiler and pipe gasket samples may not be taken to retain the structural integrity.

Note
Due to the non-intrusive nature of this survey as the building remains in public use, assurances cannot be given that all asbestos containing materials have been located and as such, further inspections, and sampling, must be undertaken should suspicious materials be detected during the course of the refurbishment and demolition works.

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 management 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.

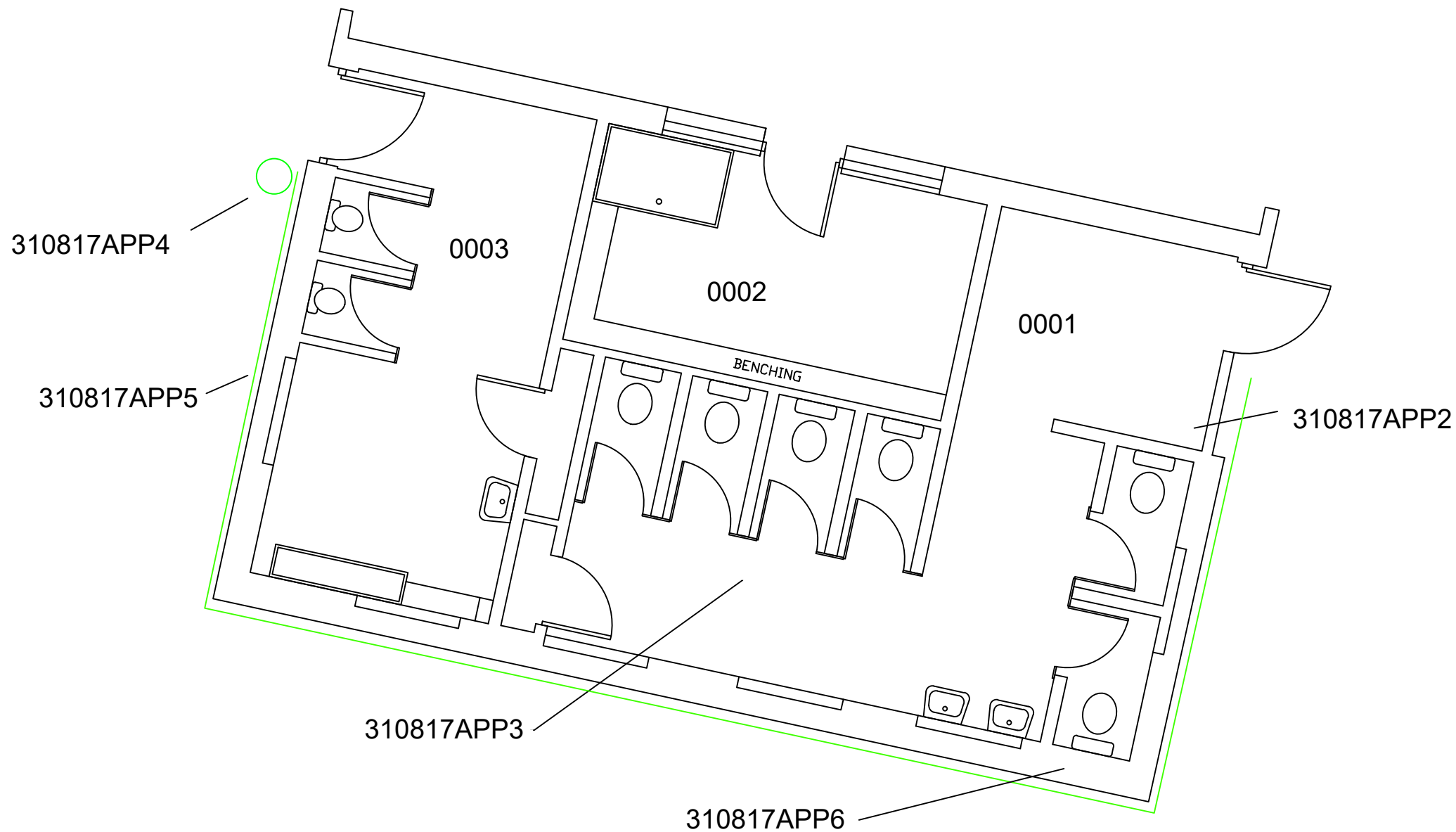
This report has been produced by the Dorset property asbestos team at Dorset County Council.

5. Asbestos Register Spreadsheet and Floor Plans.

Property: St Georges Car Park WC
 Address: Swanage
 Dorset
 BH19 1DQ

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	Recommendations/Comments	RA
A	0001	310817APP2	Female WC	Hazard Not Detected	Ceiling Panel			No asbestos detected in sample	
A	0001	310817APP3	Female WC	Hazard Not Detected	Skight lining panels			No asbestos detected in sample	
A	0002		Central store room	Hazard Not Detected				No asbestos containing materials detected.	
A	0003		Electrical Cupboard	Hazard Confirmed	Electrical Switch gear	Paper/rope	Textiles	Inspect when a qualified electrician is available to isolate and internally access the equipment.	D
A	0003		Male WC	Hazard Not Detected				No asbestos containing materials detected.	
A	Ext	310817APP4	External	Hazard Confirmed	Soil vent pipe	Cement	Cement Products	Inspect on a regular basis.	C
A	Ext	310817APP5	External	Hazard Confirmed	Soffit	Cement	Cement Products	Inspect on a regular basis.	D
A	Ext	310817APP6	External	Hazard Not Detected	Bitumen felt roof sheet			No asbestos detected in sample	



VAP 2008 "Copyright Giff 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 "JUMPER"

ASBESTOS COATING TO FIBREBOARD

ASBESTOS CONTAINING BITUMEN PRODUCT(S)

ASBESTOS TOILET CISTERN / SEAT (RC)

ASBESTOS ROPE / ASBESTOS GASKET (ATP)

ASBESTOS INSULATING BOARD / ASBESTOS INSULATION DEBRIS

ASBESTOS CEMENT DEBRIS

ASBESTOS FLASGUARDS / ELECTRICAL SWITCH GEAR UNITS

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

SAMPLE REFERENCE No.

12

Dorset County Council

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

Site/Property

King Georges Car Park
Swanage
BH19 1PW

Scale

NTS

Date

13/09/2017

Drawn

APP

Drawing Title

Toilet Block

UPRN

Drawing Number

01



BULK MATERIAL SAMPLE REPORT

Reference No: J062818 Client Order No: 4500336899

Date Received: 4 Sep 2017

Client Name and Address: Dorset Property, Princes House, Princes Street, Dorchester, Dorset DT1 1TP

Site Address: Swanage Town Council BH19 2NZ

Sampling Officer: Dorset Property

Date of Analysis: 4 Sep 2017

Analyst: Richard Kerr

Approving Officer: Deb Bristowe Signed: *DBristowe*

Issue Date: 4 Sep 2017

ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
310817APP2	BS077440	King Georges WC female toilets - Ceiling panel	No Asbestos Detected	Not Applicable
310817APP3	BS077441	King Georges WC female toilets - Skylight lining panel	No Asbestos Detected	Not Applicable
310817APP4	BS077442	King Georges WC external - Cement vent pipe	Chrysotile + Crocidolite	Asbestos Cement



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 G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929
 Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34



BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
310817APP5	BS077443	King Georges WC external - Soffit	Chrysotile	Asbestos Cement
310817APP6	BS077444	King Georges WC - External bitumen roofing felt	No Asbestos Detected	Not Applicable

6. Photographs.



Asbestos cement soil vent pipe.



Asbestos cement soffit panels.



Non-asbestos ceiling panels and skylight linings.



Plastic wc cisterns.



Non-asbestos bitumen felt roof sheet.



Old electrical switch gear in electrical in store requires further internal inspection once isolated by a qualified electrician.

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.

[illegible]

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

(copy for further pages as required)