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RIVERSIDE

ASBESTOS REFURBISHMENT SURVEY REPORT

J289521

FOR: Whaley Bridge Town Council
AT: Mechanics Institute, 27 Market Street, Whaley Bridge



4087



0296

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Section 1: Executive Summary

Address:
Mechanics Institute
27 Market Street
Whaley Bridge

Survey Type: Refurbishment



Summary Statement:

This report is for a Refurbishment Survey carried out at Mechanics Institute, 27 Market Street, Whaley Bridge , SK23 7AA. The site survey was completed on the 31/05/2024.

0 location(s) were not accessed with details provided in the table at the end of this section.

0 locations have been reported as containing asbestos, including 0 locations presumed or strongly presumed to contain asbestos.

The materials found include: N/A

The surveyor has identified the following actions:

- 0 material(s) require restricted access and removal as soon as is practicable
- 0 material(s) require removal, encapsulation or repair as soon as is practicable
- 0 material(s) should be removed prior to demolition or refurbishment
- 0 material(s) should be incorporated into the management plan until removal
- 0 material(s) need to be managed with no immediate attention
- 0 item(s) need to be treated as containing asbestos until proven otherwise
- 0 location(s) require access to be arranged

Survey Scope:

Currently no site visit has been carried out. Prior to the survey starting, a client representative familiar with the property and works that are required will meet the surveyor and show them the areas to be surveyed and inform them what level of intrusive access that can be made within the property. Refurbishment asbestos survey to be carried out at Mechanics Institute, 27 Market Street, Whaley Bridge , SK23 7AA to all areas within the property. The scope of the survey will include all internal areas shown with the client's request, which include a 3 storey building. The client has informed Riverside that no refurbishment survey will be required to the external areas, Only the internal areas will need to be

refurbishment surveyed. External areas will receive management survey (as far as reasonably practicable) Works will be carried out in accordance with HSG 264 and our UKAS ISO 17020 quality procedures. During the survey, all external and internal door/window areas will require inspection where safe access allows. Where the planned works incorporate access within wall, doors, and windows, these will require intrusive access during the survey, a process which may cause high levels of noise, non-asbestos dust, and damage. The client is aware of the access damage and that post survey, all areas of access will be left safe, tidy, but no making good will be carried out, only sealing of sampling areas. Where existing live services are to be modified/ replaced during the planned works, isolation will be required and provided by the client to allow for inspection. All rooms/ areas to be included within the survey scope will need to be vacant and decanted to allow for a thorough inspection for the duration of the survey.

Locations found to contain asbestos:

Location
No asbestos items found.

– Table ends –

Locations containing asbestos with a material assessment score of 6 or greater:

Location	Sample No.	Item	Product	Action
No asbestos was found with a material assessment score of 6 or greater				

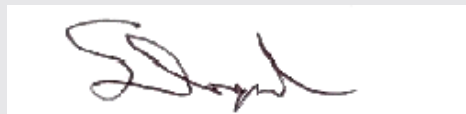
– Table ends –

Locations which were not accessed:

Location	Reason For Not Accessing
All locations within the scope of the survey were accessed	

– Table ends –

Section 2: Contact Details & Authorisation

Client Details	Instructing Party
<p>Whaley Bridge Town Council Mechanics Institute 27 Market Street Whaley Bridge</p> <p>Contact: Andrew Fox Tel: 01663 733068 Email: townclerk@whaleybridgetowncouncil.gov.uk</p>	<p>Whaley Bridge Town Council Mechanics Institute 27 Market Street Whaley Bridge</p> <p>Contact: Andrew Fox Tel: 01663 733068 Email: townclerk@whaleybridgetowncouncil.gov.uk</p>
Site Address	Report Author
<p>Mechanics Institute 27 Market Street Whaley Bridge SK23 7AA</p> <p>Contact: Tel:</p>	<p>Riverside Environmental Services Ltd Unit 12 Whiffens Farm Clement Street Hextable Kent BR8 7PQ</p> <p>Contact: Jonathan Francis Tel: 01322 875 730 Email: info@riverside-es.com</p>
Report Details	Surveyors
<p>Survey Date: 31 May 2024</p> <p>Report Date: 24 Jun 2024</p> <p>Issue No: 1</p>	<p>Report authorised by: Lead Surveyor: Sean Longworth</p>  <p>Assistant Surveyor:</p>

Section 3: Introduction

The survey and the subsequent written report were carried out in accordance with Asbestos: The Survey Guide (HSG:264). They also meet the requirements stated in ISO 17020 and implemented in Riverside Environmental Services Ltd's Quality Manual.

Riverside Environmental Services Ltd is a UKAS accredited inspection body (No. 296) and a UKAS accredited testing laboratory (No. 4087).

3.1 Scope of works

This is a refurbishment survey report written to facilitate the refurbishment of the area identified in this section.

This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the buildings fabric so that access can be gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of those reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMs within the fabric of the building, prior to the buildings major refurbishment or demolition.

Survey Scope:

Currently no site visit has been carried out. Prior to the survey starting, a client representative familiar with the property and works that are required will meet the surveyor and show them the areas to be surveyed and inform them what level of intrusive access that can be made within the property. Refurbishment asbestos survey to be carried out at Mechanics Institute, 27 Market Street, Whaley Bridge, SK23 7AA to all areas within the property. The scope of the survey will include all internal areas shown with the client's request, which include a 3 storey building. The client has informed Riverside that no refurbishment survey will be required to the external areas, Only the internal areas will need to be refurbishment surveyed. External areas will receive management survey (as far as reasonably practicable) Works will be carried out in accordance with HSG 264 and our UKAS ISO 17020 quality procedures. During the survey, all external and internal door/window areas will require inspection where safe access allows. Where the planned works incorporate access within wall, doors, and windows, these will require intrusive access during the survey, a process which may cause high levels of noise, non-asbestos dust, and damage. The client is aware of the access damage and that post survey, all areas of access will be left safe, tidy, but no making good will be carried out, only sealing of sampling areas. Where existing live services are to be modified/ replaced during the planned works, isolation will be required and provided by the client to allow for inspection. All rooms/ areas to be included within the survey scope will need to be vacant and decanted to allow for a thorough inspection for the duration of the survey.

3.1.1 Description, type, age and construction of the building(s) included in the survey

Building Description: Council Offices

Building Age: 1876

Building Construction: Stone

3.1.2 Agreed Exclusions

live or connected services will not be accessed

Section 4: Included Areas

Text in red = a sample found or presumed to contain asbestos.

Text in blue = a sample not found to contain asbestos.

Location	Notes
G.01 Meeting Room Mechanics institute 27 Market Street whalley Bridge	<p>Carpet onto fibre board layer onto vinyl layer then timber Solid and plasterboard walls Plaster finish ceiling Ply boxings x2 contain pipework Only minor intrusive works were possible as the building was occupied</p> <p>RT000019: Vinyl flooring</p> <p>—ends—</p>
G.02 Corridor Mechanics institute 27 Market Street whalley Bridge	<p>Only minor intrusive works were possible as the building was occupied Plasterboard and sold walls Plasterboard ceiling, probably onto original lathe and plaster Timber stairs Solid floor adjacent toilets</p> <p>RT000020: Vinyl flooring RT000021: Stair nosings</p> <p>—ends—</p>
1.01 Function room Mechanics institute 27 Market Street whalley Bridge	<p>Only minor intrusive works were possible as the building was occupied Original plaster ceiling Original solid Partition wall is plasterboard Timber polished flooring, no access beneath</p> <p>—ends—</p>
979.01 Community Room Mechanics institute 27 Market Street whalley Bridge	<p>Concrete slab ceiling Brick walls Chipboard floor fixed to timber joists Rubble backfill</p>

	–ends–
979.02 Library Mechanics institute 27 Market Street whalley Bridge	Only minor intrusive works were possible as the building was occupied. Solid plaster finish wall, some timber panelling, MMMF ceiling tiles Organic fibre board panelling over ceiling above no access above this ceiling
	–ends–

– Table ends –

Section 5: Survey Summary Table

Sample number	Location	Item	Product type	Extent of damage	Surface treatment	Asbestos type	Accessibility	Sample type	Material assessment score	Approx quantity	Action
RT000019	Mechanics institute 27 Market Street whalley Bridge G.01 - Meeting Room	Vinyl flooring	Vinyl floor tile	Good Condition	Completely Sealed	No Asbestos Detected	D	S	0	60m ²	No Further Action Required
RT000020	Mechanics institute 27 Market Street whalley Bridge G.02 - Corridor	Vinyl flooring	Reinforced Composite	Good Condition	Completely Sealed	No Asbestos Detected	D	S	0	14m ²	No Further Action Required
RT000021	Mechanics institute 27 Market Street whalley Bridge G.02 - Corridor	Stair nosings	Reinforced Composite	Good Condition	Completely Sealed	No Asbestos Detected	M	S	0	1<	No Further Action Required
	Mechanics institute 27 Market Street whalley Bridge 1.01 - Function room	No suspect materials found							-		No Further Action Required
	Mechanics institute 27 Market Street whalley Bridge 979.01 - Community Room	No suspect materials found							-		No Further Action Required
	Mechanics institute 27 Market Street whalley Bridge 979.02 - Library	No suspect materials found							-		No Further Action Required

- Table ends -

¹Accessibility

E=Easy accessibility: accessible from ground level, M=Medium accessibility: accessible from a step or similar, D=Difficult accessibility: accessible only with access equipment

²Sample type


S=Sampled, P=Presumed, SP=Strongly Presumed

VC(n)=Visually Consistent, the sample number with which it has been visually consisted with is shown in brackets.


Section 6: Sample Photo Sheets

In this section you will find information on the locations sampled.

The information here is compiled into useful summaries in 'Section 5: Survey Summary Table' and shown as a plan drawing in 'Appendix V: Site Drawings'.

Sample N°	RT000019		
Location	Mechanics institute 27 Market Street whalley Bridge G.01 - Meeting Room		
			
Item:	Vinyl flooring	Identification:	Identified
Approx. Quantity:	60m ²	Accessibility:	Difficult
Product Type: <small>See Appendix VII: Glossary of terms</small>	Vinyl floor tile		0
Extent of damage:	Good Condition		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:			

Sample N°	RT000020		
Location	Mechanics institute 27 Market Street whalley Bridge G.02 - Corridor		
			
Item:	Vinyl flooring	Identification:	Identified
Approx. Quantity:	14m ²	Accessibility:	Difficult
Product Type: <small>See Appendix VII: Glossary of terms</small>	Reinforced Composite		0
Extent of damage:	Good Condition		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:			

Sample N°	RT000021		
Location	Mechanics institute 27 Market Street whalley Bridge G.02 - Corridor		
			
Item:	Stair nosings	Identification:	Identified
Approx. Quantity:	1<	Accessibility:	Medium
Product Type: <small>See Appendix VII: Glossary of terms</small>	Reinforced Composite		0
Extent of damage:	Good Condition		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:			

Section 7: Appendices

I – Survey Techniques

Each floor, room and area was systematically inspected for suspect materials thought or known to contain asbestos. Where such materials were encountered their location, extent and composition were recorded.

Where materials of a similar nature exist to those previously sampled (and a reasoned argument can be made that their composition is likely to be identical) further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspected ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in HSG248, Appendix 2 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

II – Survey Caveat

This survey report is not a bill of quantities

III – Survey Notes

This report has been written with reference to the various guidance notes etc issued and current at the date of this report. It describes circumstances at the site on the date the investigation took place.

Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material.

Any person undertaking work within the buildings should be notified of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of: the type of material, condition of the material, its location, analysis result and the use of the area in which it was found. However, statutory authorities or others could require amendments based on: local knowledge, changes in legislation, changes in use or other relevant conditions or criteria.

Samples taken from floor tiles (or similar material) may include a bitumen adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

Where materials not identified in this survey are uncovered, we recommend that they are sampled by a competent person and analysed in a laboratory accredited by UKAS for the analysis of asbestos in bulk materials.


IV – Certificates of Bulk Analysis

Please find in this section the bulk analysis certificates generated at our UKAS accredited laboratory.

Asbestos Bulk Identification Certificate

Date of receipt of sample(s): 21 Jun 2024	Sampled by ¹ : Sean Longworth, Riverside Environmental Services
Site Address: Mechanics Institute, 27 Market Street, Whaley Bridge	Client: Whaley Bridge Town Council Client Address: Mechanics Institute, 27 Market Street, Whaley Bridge
Location of analysis: Suite 5, 93 Hagley Road, Birmingham, B16 8LA	
Job No: J289521	Certificate No: J289521
Issue No ³ : 1	

Sample N ^o	Date of Analysis	Location	Sample Description	Material Description ²	Asbestos Type
RT000019	21.06.24	G.01	Vinyl flooring	Vinyl floor tile	No Asbestos Detected
RT000020	21.06.24	G.02	Vinyl flooring	Reinforced Composite	No Asbestos Detected
RT000021	21.06.24	G.02	Stair nosings	Reinforced Composite	No Asbestos Detected

Analyst: Gurjit Kaur	Analyst's Signature: 	Date of Issue: 24 Jun 2024
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Notes:

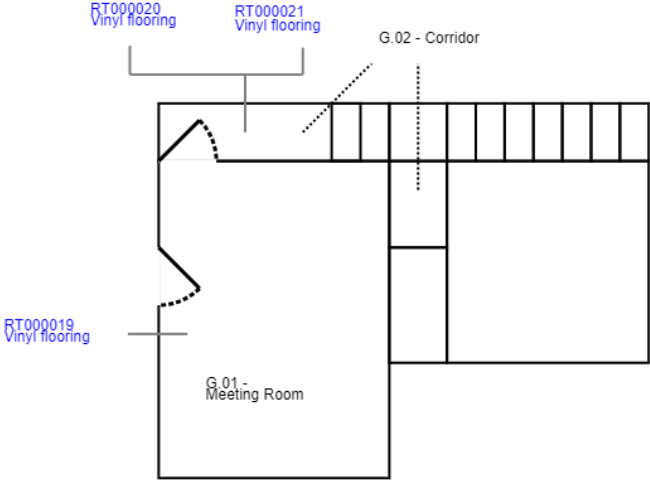



- Where the sample was taken by the client Riverside Environmental Services Ltd cannot accept responsibility for the accuracy of any information supplied by the client.
- Material description is an opinion and/or interpretation of the analyst and is therefore outside the scope of our accreditation.
- An issue number greater than 1 indicates a re-issued certificate which supersedes and replaces any previous issue number.


Method: The method of analysis is documented in Riversides Environmental Services Ltd quality manual which is accredited by the United Kingdom Accreditation Service to ISO 17025:2017. The method is based upon that method given in HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance procedures; Appendix 2: Asbestos in bulk samples: Sampling and identification by polarised light microscopy (PLM).

This test report shall not be reproduced except in full, without the written approval of Riverside Environmental Services Ltd.

V – Site Drawings

Please find in this section, drawings of all the areas included in our survey.

<div></div>			RIVERSIDE
			SITE: Mechanics Institute, 27 Market Street, Whaley Bridge
			Location/Area: Ground Floor - Mechanics institute 27 Market Street whalley Bridge
			Date: 31 May 2024
			Surveyor: Sean Longworth
			Ref: J289521/D1
			
			Plans must be read in conjunction with the accompanying report
AB000123 Positive Inspection Point AB000123 Negative Inspection Point	AS - a sample which is visually consistent (VC) with a previous sample/s PS - presumptive sample	 Areas Not Accessed  Areas Not Within Scope	Doc 19c Issue 1 Issued by R. Innes on 23 June 2021

<div></div>			<div>RIVERSIDE</div>
			<div>SITE:</div> <div>Mechanics Institute, 27 Market Street, Whaley Bridge</div>
			<div>Location/Area:</div> <div>1st Floor - Mechanics institute 27 Market Street whalley Bridge</div>
			<div>Date:</div> <div>31 May 2024</div>
			<div>Surveyor:</div> <div>Sean Longworth</div>
			<div>Ref:</div> <div>J289521/D2</div>
			<div></div>
			<div>Plans must be read in conjunction with the accompanying report</div>
<div>AB000123 Positive Inspection Point</div> <div>AB000123 Negative Inspection Point</div>	<div>AS - a sample which is visually consistent (VC) with a previous sample/s</div> <div>PS - presumptive sample</div>	<div> Areas Not Accessed</div> <div> Areas Not Within Scope</div>	<div>Doc 19c Issue 1 Issued by R. Innes on 23 June 2021</div>

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SITE:

Mechanics Institute, 27 Market Street, Whaley Bridge

Location/Area:

979th Floor - Mechanics institute 27 Market Street whalley Bridge

Date:

31 May 2024

Surveyor:

Sean Longworth

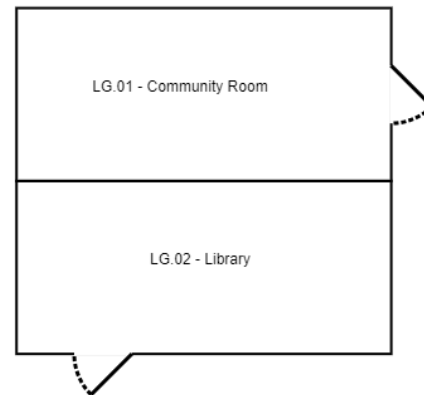
Ref:

J289521/D3



Plans must be read in conjunction with the accompanying report

Doc 19c Issue 1
Issued by R. Innes
on 23 June 2021




AB000123 Positive Inspection Point

AB000123 Negative Inspection Point

AS - a sample which is visually consistent (VC) with a previous sample/s

PS - presumptive sample

 Areas Not Accessed

 Areas Not Within Scope

VI – What You Need To Do Next

Instructing a company to complete an asbestos survey is only part of the process in fulfilling the duty to manage asbestos (CAR 2012 Regulation 4).

Please refer to the illustration below for guidance on your next steps:

Step 1 : Complete an Asbestos Survey	You Have Just Completed This Step*
Identify asbestos containing materials (ACMs) within your property. Any ACMs identified must be given a numerical score for: asbestos type, product type, surface treatment and extent of damage/deterioration. These scores are added together to provide a material assessment score for each asbestos containing material identified.	
Step 2 : Complete a Priority Assessment	
The dutyholder of the building, or their representative, should complete a priority assessment. The priority assessment should consider: the normal occupant activity, human exposure potential, likelihood of disturbance and any likely maintenance activity.	
Step 3 : Carry out a risk assessment	
The material assessment from Step 1 and priority assessment from Step 2 should be combined to create a risk assessment.	
Step 4 : Complete a Management Plan	
Using the information gathered during the survey and the findings of the risk assessment, create a management plan which clearly identifies how each ACM will be managed to prevent exposure and then ensure the management plan is implemented.	
Step 5 : Review and Monitor	
Carry out checks to make sure the management plan is correctly implemented, updated and that the survey is still valid.	
Step 6 : Communicate	
The final step of the process is to make sure that you are communicating the information on ACMs to all parties which may work with, or disturb them.	

VII – Glossary of Terms

ACM	Asbestos containing material.
Actinolite	A mineral in the amphibole group. It is generally not used commercially, but is a common impurity in chrysotile asbestos.
Amosite	A type of asbestos in the amphibole group; it is also known as brown asbestos.
Amphibole	A group of double chain silicate minerals.
Anthophyllite	A type of asbestos in the amphibole group; it is also known as azbolen asbestos. It is generally not used commercially.
ARCA	Trade association for asbestos removal contractors (Asbestos Removal Contractors Association).
Asbestos	The generic name used for a group of naturally occurring mineral silicate fibres of the serpentine and amphibole series, displaying similar physical characteristics, although differing in composition.
Asbestosis	A non-cancerous disease associated with inhalation of asbestos fibres and characterized by scarring of the air-exchange regions of the lungs.
ATaC	Trade association for asbestos consultants (Asbestos Testing and Consultancy).
Bulk sample	A sample of suspected media (e.g. board or dust) is obtained from a site to be analyzed microscopically for asbestos content. Bulk sample analysis can be part of a process to assess the hazard from asbestos at a site.
CAR 2012	Control of Asbestos Regulations 2012.
Carcinogen	Any substance that causes cancer.
Chrysotile	A fibrous member of the serpentine group of minerals. It is the most common form of asbestos used commercially, also referred to as white asbestos.
Crocidolite	A type of asbestos in the amphibole group; it is also known as blue asbestos.
Item	A component found within a location, e.g. a storage heater.
Location	An area such as a room identified within the report, e.g. G.01 (ground floor room 1)
Material Assessment	Assessment of the suspected material for: product type, asbestos type, condition and treatment applied(surface treatment).
Mesothelioma	A malignant tumor of the covering of the lung or the lining of the pleural and abdominal cavity often associated with exposure to asbestos.
Priority Assessment	Assessment of the likelihood that asbestos containing materials (ACMs) will be damaged or disturbed during normal occupancy.
Product Description	Where bulk analysis has been undertaken the bulk analyst's description supersedes all previous product descriptions.
Tremolite	A mineral in the amphibole group. It is generally not used commercially.
UKAS	United Kingdom Accreditation Service.

– Table ends –

We hope that you have found this document helpful.

If you would like any further assistance or support please do not hesitate to contact us.

If you have been impressed with the service you have received so far, we can also be of assistance in other areas including:

CONTACT US

0870 950 0161

info@riverside-es.com
www.riverside-es.com

Asbestos	Legionella	Air Quality
<ul style="list-style-type: none"> *Surveys *Air Testing Supervision / Management *Bulk Analysis 	<ul style="list-style-type: none"> Risk Assessment Monitoring / Sampling Consultancy 	<ul style="list-style-type: none"> Indoor Air Quality Workplace Exposure Assessments (Aerosols, Biological, Dust, Fumes, Gases, Solvents, etc.)
Environmental Monitoring	Noise	Vibration
<ul style="list-style-type: none"> Dust, Noise and Vibration 	<ul style="list-style-type: none"> Assessments and Monitoring 	<ul style="list-style-type: none"> Assessments and Monitoring
COSHH	LEV	Training
<ul style="list-style-type: none"> Assessments and Monitoring 	<ul style="list-style-type: none"> Testing and Consultancy 	<ul style="list-style-type: none"> Asbestos, Legionella and other workplace exposures

*UKAS accredited.



* Previously known as Exor.