



# ASBESTOS RE-INSPECTION REPORT



Client	Swindon Borough Council
Site	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
Date started	14 May 2020 to 15 May 2020
Date completed	15 May 2020
Date report issued	19 May 2020
Survey reference	J507453
Lead surveyor	Stephen Davies
Assistant surveyor	N/A
UPRN	N/A

Surveyor  
Signature

*Stephen Davies*

Authorised  
Signature

IB.IR.PA  
3.0

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## 1.0 INTRODUCTION

We, Tersus  
Suite 20 A/B/C, Richmond House, Avonmouth Way, Avonmouth, Bristol  
BS11 8DE

Received instructions from Roger Muncey of:

Swindon Borough Council  
Civic Offices  
Swindon

To undertake a reinspection of known asbestos containing materials at:

Bowls Club  
Penhill Park  
Hillary Close  
Swindon  
Wiltshire  
SN25 3AQ

## EXECUTIVE SUMMARY

The extent of the survey was to re-inspection all known or presumed asbestos containing materials and where required to access previously inaccessible locations. The scope of this inspection has been defined as follows:

Carry out a reinspection of 3rd party report number J017691 carried out by HBE on 30th April 2018.

The purpose of this report is to enable compliance with CAR2012; The duty to manage asbestos in non-domestic premises. The aim of this re-inspection is to re-assess the condition of known or presumed asbestos containing materials.

Information on the results of these inspections is detailed in this report, appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyors opinions, findings and limitations. Plans of the premises have been drafted and annotated accordingly in the Appendix.

A summary of all identified or presumed asbestos can be found in the asbestos register later in this executive summary. Non accessible areas are noted on the no access register, any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

### Survey / Building comments

The building has been fire damaged but ACMs located in the original report were found.



Re inspection survey of previously identified ACM'S.

Re inspection survey of previously identified ACM'S.

**EXECUTIVE SUMMARY - ASBESTOS REGISTER**

Below is a summary of all asbestos or presumed asbestos materials found during this reinspection.  
These asbestos materials have been listed by risk.

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J507453 #6	/AD005728 {BE008978}	Penhill Park Bowls Club	External	External	Low level brickwork	Damp proof course	Chrysotile	3 Very Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
						05/2021	Throughout	Monitor and manage		
Material Status Change: No Change						Reinspection Comments:				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J507453 #3	As Sample /AD005723 {BE008975}	Penhill Park Bowls Club	Ground Floor	Changing Room 02	Floor	Floor tiles and adhesive	Chrysotile*	3 Very Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
Area covered in debris from fire damage.						05/2021	10m²	Monitor and manage		
Material Status Change: No Change						Reinspection Comments:				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J507453 #4	/AD005275 {BE008976}	Penhill Park Bowls Club	Ground Floor	Changing Room 04	Floor	Floor tiles and adhesive	Chrysotile	3 Very Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
Area covered in debris from fire damage.						05/2021	8m²	Monitor and manage		
Material Status Change: No Change						Reinspection Comments:				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J507453 #5	/AD005726 {BE008977}	Penhill Park Bowls Club	Ground Floor	Changing Room 04	Floor	Floor tiles and adhesive	Chrysotile	3 Very Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
Area covered in debris from fire damage.						05/2021	1m²	Monitor and manage		
Material Status Change: No Change						Reinspection Comments:				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J507453 #2	As Sample /AD005723 {BE008975}	Penhill Park Bowls Club	Ground Floor	Kitchen 01	Floor	Floor tiles and adhesive	Chrysotile*	3 Very Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
Area covered in debris from fire damage.						05/2021	6m²	Monitor and manage		
Material Status Change: No Change						Reinspection Comments:				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J507453 #1	/AD005723 {BE008975}	Penhill Park Bowls Club	Ground Floor	Main Hall 06	Floor	Floor tiles and adhesive	Chrysotile	3 Very Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
Area covered in debris from fire damage.						05/2021	20m²	Monitor and manage		
Material Status Change: No Change						Reinspection Comments:				

**NON-ACCESSIBLE AREAS REGISTER**


All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.


Item Reference	Building	Floor level	Room	Position	Item	Access level
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All areas within the scope and limitations of this survey were accessed.

**DATA ANALYSIS SHEETS**


**[PROJECT]**


	Item Reference	J507453 #1
	Sample reference number	/AD005723 {BE008975}
	Client name	Swindon Borough Council
	Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
	Date surveyed	14/05/20 TO 15/05/20
	Date analysed	
	Building	Penhill Park Bowls Club
	Floor level	Ground Floor
	Room	Main Hall 06
	Position	Floor
	Item description	Floor tiles and adhesive
	Condition / damage	(1) Low Damage
	Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
	Product type	Floor Tiles
<b>Recommended Action</b>		Monitor and manage
<b>Comments:</b> Area covered in debris from fire damage.		
<b>Material Status Change: No Change</b>		
	Accessibility	Medium
	Material assessment score	3
	Risk code	Risk code E
	Reinspection Comments:	

	Item Reference	J507453 #2
	Sample reference number	As Sample /AD005723 {BE008975}
	Client name	Swindon Borough Council
	Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
	Date surveyed	14/05/20 TO 15/05/20
	Date analysed	
	Building	Penhill Park Bowls Club
	Floor level	Ground Floor
	Room	Kitchen 01
	Position	Floor
	Item description	Floor tiles and adhesive
	Condition / damage	(1) Low Damage
	Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
	Product type	Floor Tiles
<b>Recommended Action</b>		Monitor and manage
<b>Comments:</b> Area covered in debris from fire damage.		
<b>Material Status Change: No Change</b>		
	Accessibility	Medium
	Material assessment score	3
	Risk code	Risk code E
	Reinspection Comments:	




## [PROJECT]

		Item Reference	J507453 #3
		Sample reference number	As Sample /AD005723 {BE008975}
		Client name	Swindon Borough Council
		Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
		Date surveyed	14/05/20 TO 15/05/20
		Date analysed	
		Building	Penhill Park Bowls Club
		Floor level	Ground Floor
		Room	Changing Room 02
		Position	Floor
		Item description	Floor tiles and adhesive
		Condition / damage	(1) Low Damage
		Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
		Product type	Floor Tiles
		Asbestos Type	Chrysotile*
<b>Recommended Action</b>		Monitor and manage	Accessibility
<b>Comments:</b> Area covered in debris from fire damage.		Material assessment score	3
<b>Material Status Change: No Change</b>		Risk code	Risk code E
		Reinspection Comments:	


		Item Reference	J507453 #4
		Sample reference number	/AD005275 {BE008976}
		Client name	Swindon Borough Council
		Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
		Date surveyed	14/05/20 TO 15/05/20
		Date analysed	
		Building	Penhill Park Bowls Club
		Floor level	Ground Floor
		Room	Changing Room 04
		Position	Floor
		Item description	Floor tiles and adhesive
		Condition / damage	(1) Low Damage
		Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
		Product type	Floor Tiles
		Asbestos Type	Chrysotile
<b>Recommended Action</b>		Monitor and manage	Accessibility
<b>Comments:</b> Area covered in debris from fire damage.		Material assessment score	3
<b>Material Status Change: No Change</b>		Risk code	Risk code E
		Reinspection Comments:	

## [PROJECT]



Item Reference	J507453 #5
Sample reference number	/AD005726 {BE008977}
Client name	Swindon Borough Council
Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
Date surveyed	14/05/20 TO 15/05/20
Date analysed	
Building	Penhill Park Bowls Club
Floor level	Ground Floor
Room	Changing Room 04
Position	Floor
Item description	Floor tiles and adhesive
Condition / damage	(1) Low Damage
Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
Product type	Floor Tiles
Asbestos Type	Chrysotile
Extent	1m <sup>2</sup>
Recommended Action	Monitor and manage
Comments:	Area covered in debris from fire damage.
Material Status Change: No Change	

Item Reference	J507453 #5
Sample reference number	/AD005726 {BE008977}
Client name	Swindon Borough Council
Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ
Date surveyed	14/05/20 TO 15/05/20
Date analysed	
Building	Penhill Park Bowls Club
Floor level	Ground Floor
Room	Changing Room 04
Position	Floor
Item description	Floor tiles and adhesive
Condition / damage	(1) Low Damage
Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
Product type	Floor Tiles
Asbestos Type	Chrysotile
Extent	1m <sup>2</sup>
Accessibility	Medium
Material assessment score	3
Risk code	Risk code E
Reinspection Comments:	

	Item Reference	J507453 #6	
	Sample reference number	/AD005728 {BE008978}	
	Client name	Swindon Borough Council	
	Site address	Bowls Club, Penhill Park, Hillary Close, Swindon, Wiltshire, SN25 3AQ	
	Date surveyed	14/05/20 TO 15/05/20	
	Date analysed		
	Building	Penhill Park Bowls Club	
	Floor level	External	
	Room	External	
	Position	Low level brickwork	
	Item description	Damp proof course	
	Condition / damage	(1) Low Damage	
	Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	
	Product type	Bitumen Products	
Asbestos Type	Chrysotile		
Extent	Throughout		
Recommended Action	Monitor and manage	Accessibility	Low
Comments:		Material assessment score	3
		Risk code	Risk code E
Material Status Change: No Change		Reinspection Comments:	

## APPENDIX 1

### SURVEY TYPE AND METHOD

Details and scope of survey type undertaken  
Details of scoring algorithms and derivation of risk

## SURVEY TYPE AND METHOD

Only proven and presumed Asbestos Containing Materials have been assessed during this reinspection process. No additional survey inspections were undertaken unless obvious asbestos containing materials were evident in those areas which were reinspected.

If original primary inspection data was undertaken by a third party, Tersus cannot be held responsible for the validity of any testing or inspection data. All third party data supplied to Tersus for re-inspection was taken at face value and cannot be validated without a full sampling survey being conducted at the premises. Details of any third party information supplied is detailed within this report.

Reinspection assessments are undertaken using in house procedure, HSG 264 & HSG 227. By default, material assessment and priority assessments have been scored. Each proven/presumed asbestos containing material was inspected individually, All material and priority assessments have been reassessed at the point of inspection. Priority assessment scores may be changed in light of additional information supplied by the client after the survey, asbestos containing materials may remain unidentified in the property or area covered by the scope of the survey.

Tersus may have resampled materials to aid in the reinspection process. Samples are collected with due diligence and in line with our survey and sampling in house procedures, we hold accreditation to UKAS to ISO 17020 and ISO 17025. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled.

Strongly presumed materials are those that appear to contain asbestos but analysis has not been undertaken. Presumed materials are those where there is insufficient evidence to suggest it does not contain asbestos. Where the report states 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' and with regard to their experience of similar materials. Where items have sample numbers reported "As sample NW00067" these results are strongly presumed to have the same asbestos content as identical homogenous materials that have been sampled and are related to the result of the sample to which they refer. Conclusions for "As samples" are also appended with an asterix "\*\*".

All inspections and any sampling were carried out in accordance with our UKAS accredited Quality system and guidance publication HSG 264 Asbestos: The Survey Guide.

**MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - HSG264**

Colour:	Risk: Potential to Release Fibre if Disturbed / Score
Red	High / 10+
Yellow	Medium / 7-9
Light Green	Low / 5-6
Dark Green	Very Low / 1-4
Grey	No ACMs Detected / 0

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACM with scores of 10 or more are regarded as a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

<b>MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)</b>		
<b>Sample Variable</b>	<b>Score</b>	<b>EXAMPLE</b>
<b><u>Product type</u></b>	<b>1</b>	Asbestos reinforced composites(plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc).
	<b>2</b>	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	<b>3</b>	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
<b><u>Extent of damage / deterioration</u></b>	<b>0</b>	Good condition; no visible damage.
	<b>1</b>	Low damage; scratches or surface marks; broken edges to boards, tiles etc
	<b>2</b>	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	<b>3</b>	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
<b><u>Surface treatment</u></b>	<b>0</b>	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	<b>1</b>	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	<b>2</b>	Unsealed AIB, or encapsulated lagging and sprays
	<b>3</b>	Unsealed lagging and sprays.
<b><u>Asbestos type</u></b>	<b>1</b>	Chrysotile
	<b>2</b>	Amphibole asbestos excluding Crocidolite
	<b>3</b>	Crocidolite

**RISK CODE TABLE**

<b>RISK CODE</b>	<b>MANAGEMENT RECOMMENDATIONS</b>
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR 2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. Reg 3(2).
F	Inaccessable room or item, maintain presumption of asbestos until accessed.

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2012) Should you require any further assistance please do not hesitate to contact Tersus.

**APPENDIX 2**

**BULK ANALYSIS CERTIFICATE**

**[PROJECT]**

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No additional samples were taken during the course of this survey.



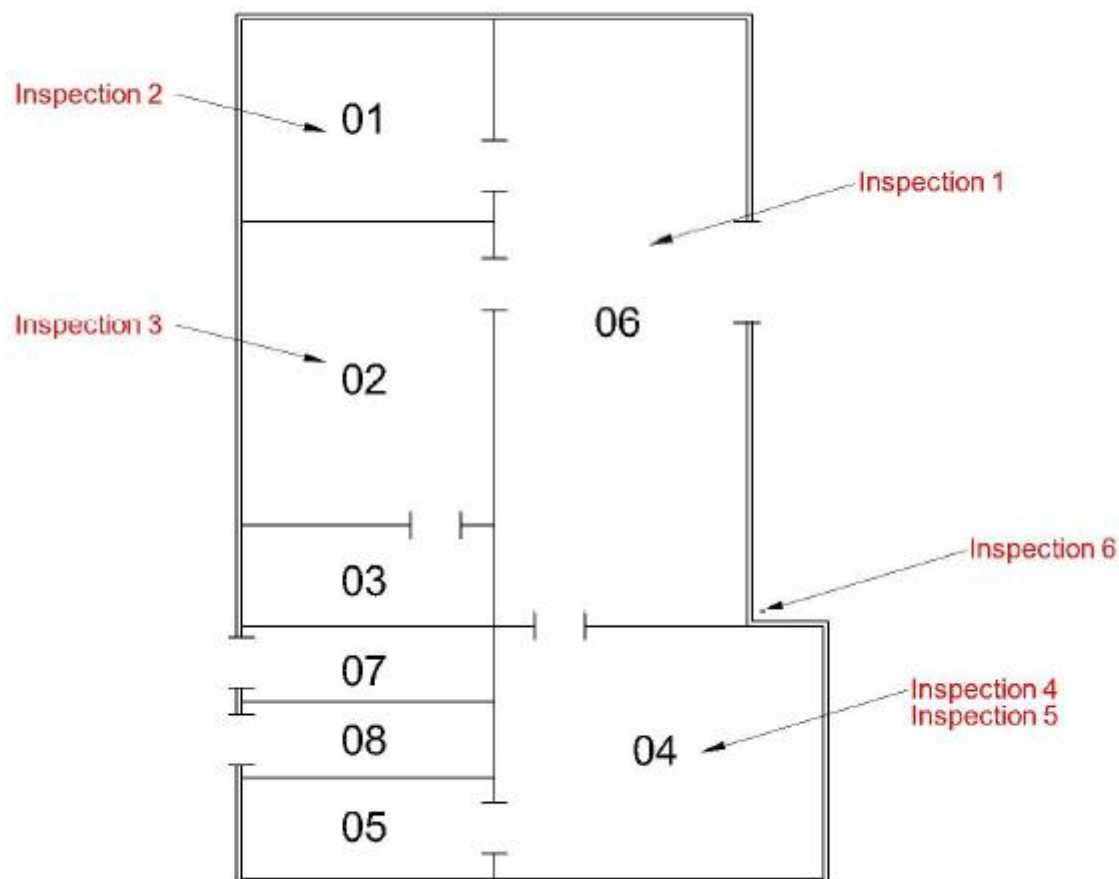
**Appendix 3**

**ANNOTATED PLANS**

Asbestos = Red

No Access = Blue

Non Asbestos = Green



NOT TO SCALE

**tersus**

Tersus Consultancy Ltd  
Richmond House  
Avonmouth Way,  
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BS11 8DE  
Telephone: 01173324488

Date:  
15<sup>th</sup> May 2020

Address:  
Bowls Club,  
Penhill Park,  
Hillary Close,  
Swindon,  
Wiltshire, SN25 3AQ  
Job Details:

**J507453**