



Management Survey Asbestos Report

Ref: St Cleer WC/M/130818

**33 Kilmar Way
St Cleer
Liskeard
PL14**

(Issue 2) Revised report completed: 11th December 2018

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1 Executive Summary

The following table lists the asbestos containing materials that have been identified, presumed or strongly presumed. The recommended actions required to manage the asbestos containing materials are summarised.

For a detailed explanation of the recommended action required to manage your asbestos containing materials please refer to the '[Action Descriptions](#)' section of this report, as they might vary according to which type of survey has been carried out.

ACM Item	Asbestos Material	Recommended Action	Photo
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Note: If the above table is blank then no asbestos has been detected or presumed within the '[Scope of the Survey](#)'. However, please also refer to the '[Exclusions](#)' and '[Non Asbestos Materials](#)' sections of this report.

2 Introduction

The public toilet is of block-built construction, with a flat roof of timber and modern roofing felt. Internal ceilings are of composite non-asbestos materials.

This report contains the findings of an asbestos **Management Survey** carried out at St Cleer toilet block, Liskeard, PL14 on the 13th August 2018

- ASW Environmental Ltd carried out the survey.
- The purpose of the survey is to enable St Cleer Parish Council to comply with CAR2012. The aim of the survey is to locate, identify and assess asbestos containing materials.
- Samples, if taken, have been analysed by Scientific Services Ltd to determine the presence of asbestos fibres using the method of Polarised Light Microscopy and central stop dispersion staining based on HSG 248.
- Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.
- The extent of the survey was all accessible parts of the areas agreed with St Cleer Parish Council. Any non-accessible areas are noted in the '**Exclusions**' section of this report. Exclusions should be presumed to contain asbestos.

Whilst every effort has been made to detect all sources of asbestos, without a fully intrusive inspection, ASW Environmental Ltd cannot be held liable for any omissions in this report.

3 Survey Method

This Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264** as detailed below.

Management Survey

- A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials, which will most readily release airborne fibres if they are disturbed.
- The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.
- Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment)

4 Survey Details

The following is a brief description of the client's building and the survey undertaken.

Building Details	
Client	St Cleer Parish Council
Job Reference	St Cleer WC/M/130818
Building Reference	St Cleer WC
Building Description	Public Convenience
Building Date	Post 1985
Address	St Cleer Liskeard PL14

Survey Overview		
Survey Type	Management Survey	
Survey Purpose	Normal Occupation	
Date/Time survey carried out	13th August 2018	10:25:06
Surveyor	Robert Hawken	

5 Summary of Results

Asbestos Content

The following table shows a breakdown of the laboratory results for any samples taken during this survey.

Asbestos Content	Quantity Found
Chrysotile (White)	0
Amosite (Brown)	0
Crocidolite (Blue)	0
Amosite/Chrysotile (Brown/White)	0
Crocidolite/Amosite (Blue/Brown)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/Amosite/Chrysotile (Blue/Brown/White)	0
No Asbestos Detected	2

Fibre Release

The following table counts the number of asbestos containing items found by their potential fibre release risk.

Fibre Release Risk	Quantity Found
None	2
Very Low	0
Low	0
Medium	0
High	0

Summary of Results... continued

Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document HSG264, various materials may be **presumed or strongly presumed** to contain asbestos, and if so these will be included in the Asbestos Register – 0 material(s) were presumed and 0 material(s) were strongly presumed to contain asbestos

6 Results and Analysis

7 Bulk Sample Identification Summary

Bulk samples were analysed by *Scientific Services Ltd*. Their detailed laboratory analysis report is available as a separate attachment to this report.

A summary of the laboratory results is shown in the table below.

Sample Ref	Asbestos Material	Location
St Cleer WC/01	No Asbestos Detected	Roofing, soffit boards, fibreboard panels.
St Cleer WC/02	No Asbestos Detected	Ceilings, ceiling, fibreboard panels.

Note: The above table may be blank in the case of an interim report where the laboratory samples analysis is still in progress.

8 Asbestos Register

Sample Ref	ACM Item	Asbestos Content	Asbestos Product	Material Description	Condition	Score	Action	Comments	Date Signature
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9 Material Assessment Algorithm Guide

Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3		
Damage or Deterioration	Good condition: No visible damage	0	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	0	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	1	Unsealed AIB, or encapsulated lagging and sprays.	2	Unsealed lagging and sprays.	3
Asbestos Type	Chrysotile	1	Amphibole asbestos excluding Crocidolite.	2	Crocidolite.	3		

10 Recommendations

An asbestos **Management Survey** does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample.

- Caution should be taken when any future refurbishments/demolitions are carried out in areas that were not inspected.
- **If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**
- It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.
- All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.
- The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Recommended actions, as highlighted in the '[Asbestos Register](#)' section, are described in the '[Action Descriptions](#)' section.

11 Action Descriptions

Action A - Immediate Removal

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

Asbestos removal work must be carried out under the provisions of the Control of Asbestos Regulations 2012.

Contact the Health and Safety Executive on 08701 545500 or www.hse.gov.uk/asbestos for more information.

Action B - Encapsulation

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed; if encapsulated it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

Action C - Monitor Biannually

This material is not posing a significant hazard to personnel at present, provided it remains undisturbed; however it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

Action D - Monitor Annually

Asbestos containing material in good or reasonable condition, and requiring no attention unless disturbed or condition deteriorates; however it should be monitored annually to assess its condition, and comments added to the asbestos register.

N/A - No Action

No action required for non asbestos material.

Exclusion - Non Accessed Area

Non accessed area. This area should be surveyed prior to refurbishment or demolition.

Dispose

Dispose carefully under *controlled conditions.

Labelling

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

ASW Environmental Ltd recommends that if asbestos removal is required, the client obtains quotations from more than one contractor.

12 Scope of Work

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2012) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instruction and guidance at that time.
- ASW Environmental Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- ASW Environmental Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample

13 Exclusions

During the survey it was not possible to access the following areas. Any items in the excluded areas should be **presumed to contain asbestos**.

Area	Reason	Photo
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14 Non-Asbestos Materials

The following areas were inspected during the survey and, for one or more of the following reasons, have been identified as containing no asbestos.

- Laboratory sample analysis has identified non-asbestos containing materials.
- Area inspected in detail and no suspected asbestos containing materials identified.
- Knowledge of product – manufactured from a known non-asbestos product.
- The product is very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post 1985 - amphibole ACMs, such as insulating board, were banned.
- Post 1999 - asbestos cement/friction/gasket products were banned.
- Post 1992 - most chrysotile products were banned.
- Post 1999 - asbestos cement/friction/gasket products were banned.
- Post 2001 - asbestos steam gaskets were banned.

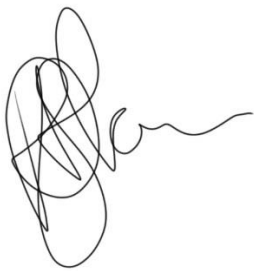
Location/Item	Justification	Photo
Ceilings, ceiling, fibreboard panels. <u>Sample 2 – room 01</u>	No asbestos detected in sample	
Roofing, soffit boards, fibreboard panels. <u>Sample 1 – external porch</u>	No asbestos detected in sample	
Store cupboard	Previous Exclusion. Area checked 27/12/18. No asbestos	

15 Quality Assurance Statement

This report has been compiled for the sole use of St Cleer Parish Council and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information only as to the presence of asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

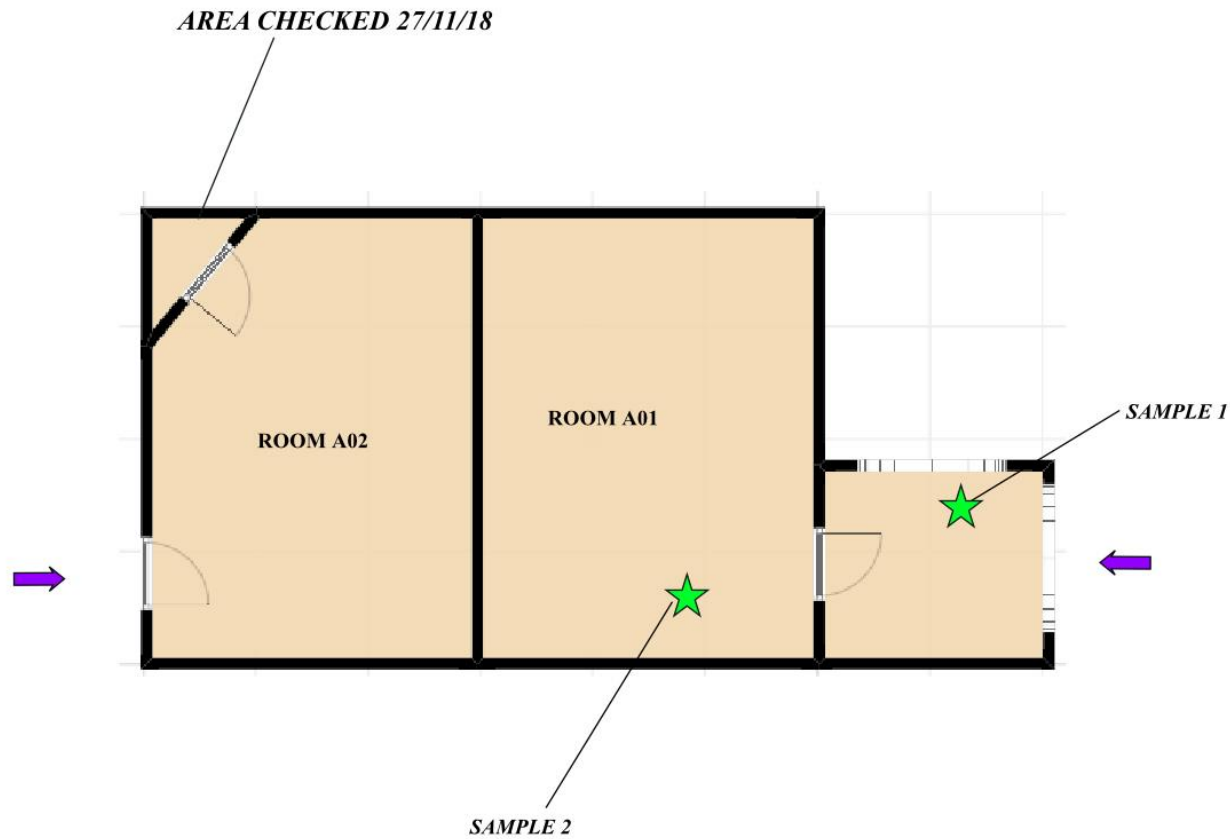
The following authorised surveyor has checked the contents of this report:

Name:	<i>Robert Hawken</i>
Date:	<i>11th December 2018</i>
Signature:	







*** END OF REPORT ***

Attachments may follow if applicable

Appendix: Site Plans



Please note drawings are not to scale

SITE ADDRESS	
St Cleer Public Toilet 33 Kilmar Way St Cleer Liskeard PL14	
LEGEND	
	Licensed Asbestos
	Non Licensed Asbestos
	Sample Negative
	Entrance / Exit
	Presumed to contain Asbestos
SURVEY TYPE	
Management	
	
UNIT 1 TOLDISH LANE ST COLUMB TR9 6HL Tel: 01726 860093 (option 3)	
SURVEYOR	DATE
R.Hawken	29/08/18
REFERENCE	
111218/2	

Appendix: Sample Certificates



Scientific Services Ltd.
The Fuel Depot, Scorrier, Redruth
Cornwall TR16 5UT
TEL: 01209 311350 FAX: 01209 820315
E mail: enquiries@scientificservices.org Web: www.scientificservices.org





ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: J133866	Issue No: 1	Report Date: 20 Aug 2018	
ASW Environmental Ltd Unit 1 Toldish Lane, St Columb, St Austell, Cornwall TR9 6HL		Location:-	St Cleer Toilet Block, St Cleer, Liskeard, .
Date samples received by Lab:-		15/08/2018	Date Sampled:- 13/08/2018
		Date Tested:-	17/08/2018
		Your Order:-	N/A

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
BS133614	1	Insulating Board	External porch, Fibreboard soffit	No Asbestos Detected
BS133615	2	Insulating Board	Room A01, Fibreboard ceiling	No Asbestos Detected

Additional Comments:
N/A

Analysed By:
Beccy Sartori

Approved By:
Elaine Caswell


Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked \$ in this report have been subcontracted to a UKAS accredited laboratory.

SOP No. D3TA1 based on HSG248 Appendix 2. This report relates only to the samples tested. 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.