

Our ref: MM/SS/16022

Your ref:

CHARTERED BUILDING SURVEYORS

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Regulated by RICS

Office also at Bodmin

ASBESTOS SURVEY REPORT

OF:

THE MUNICIPAL BUILDINGS INCLUDING THE ART GALLERY THE MOOR FALMOUTH

ON BEHALF OF:

FALMOUTH TOWN COUNCIL

INTRODUCTION

Instructions

We have been asked to undertake an inspection and report of the property to identify the extent of any Asbestos Containing Materials (ACM's).

The inspection and report have been undertaken in accordance with the Health and Safety Executive's Guide "Asbestos: The Surveyors Guide" HSG264.

Type of Survey

A Management Survey has been undertaken. The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of Asbestos Containing Materials in the building and assess their condition. Where possible and where release of fibres is considered unlikely, a sample has to be taken for specific analysis as a separate operation.

This report presents the findings of the survey and the results of any analysis undertaken.





Directors Richard L Collett BSc (Hons) MRICS Martyn E Middlewick BSc MRICS Richard G Thomas BSc MRICS Martin W Winchester BSc MRICS Associate Director Tony G Morehen BSc MRICS

Registered Office

Leeward House, Fitzroy Road, Exeter Business Park, Exeter EX1 3LJ Peristered in England No. 6526380

Date of Inspection

Our inspection of the above property was carried out on the 12 September 2016. The weather at the time of the inspection was dry and bright.

DOCUMENTATION INSPECTED

In preparing this report we were not provided with any additional documentation.

APPENDICES

The following Appendices are included with this report:

- Appendix 1 Asbestos Register
- Appendix 2 Material Assessment Record for all materials suspected to be ACM
- Appendix 3 Asbestos Bulk Sample Analysis Test Report
- Appendix 4 Plan of Building
- Appendix 5 Letter of Instruction

SCOPE OF SURVEY

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This survey was undertaken to carry out a visual inspection of the materials used in the construction or alteration of the building. The survey has included an inspection of all accessible areas but has not included any opening up or destructive exposure works. The survey has been carried out with appropriate consideration of Health and Safety risk to both the surveyor and the occupants of the building. An initial assessment of general Health and Safety Risks were identified on site and any specific issues in this respect were discussed on site prior to commencement of the survey. All samples of any materials which are considered to contain asbestos have been collected where possible but such sampling has only been taken where the risk of increased release of asbestos fibres is considered unlikely.

Floor plans, where provided, should be regarded as sketch plans for identification purposes only and provided as an aid to identify the location of ACMs or presumed ACMs recorded during the inspection and to clarify areas where access was not obtained or was limited.

The survey undertaken is not a full building survey to identify the condition of the building fabric generally. The lack of any comment on the building fabric should not be inferred as confirmation of acceptable condition.

DESCRIPTION OF BUILDING

We anticipate the building was originally constructed in 1894.

The form of construction of the building is briefly described as follows:

The main roofs are formed of slate with a mixture of artificial and natural slate to pitched roofs with some bitumen felt flat roofs and lead lined flashings and gutters. The main walls are formed of stone either random or dressed to the main elevations. Rainwater gutters are a mixture of cast iron and PVCu with gutters fixed to timber fascias. Timber windows are provided throughout which are generally vertical sliding sash or fixed lights. The main entrance doors are of timber. Internally ground floors are generally solid with timber suspended upper floors. Ceilings are of lath and plaster with some plasterboard linings, whilst the main walls are of plastered finish.

A section of the property occupied by the Art Gallery has been internally refurbished with an extension formed with slate roof with rendered blockwork main walls. This extension was constructed in 1996.

EXTENT OF SURVEY

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This survey was carried out to all accessible areas of the property. This did not include the section of the property currently occupied by the Library nor the ground floor areas generally which have been subject to a separate asbestos survey previously carried out. Access was not obtained into the main roof voids to the property.

LIMITATIONS OF THE REPORT

This report relates to the building at the time of the inspection and cannot therefore take into account subsequent changes or alterations. Materials have only been sampled when the Surveyor has identified presumed asbestos containing material and where the removal of a sample does not increase the potential risk due to release of fibres. This report contains the findings based upon the visual inspection and the results of laboratory analysis where carried out. All reasonable efforts have been made at the time of the survey to identify the presence of ACM'S within the survey areas.

It should be recognised that ACM'S are often concealed within the fabric of the building or within voids to which access is not possible. As such the findings of the survey cannot be classified as definitive unless extensive exposure and opening up works are undertaken. As a result there is a possibility of further ACM'S being identified particularly during alteration or demolition works.

The historic use of asbestos within various products has been extremely diverse. Therefore, responsibility cannot be accepted for any consequential loss or damage resulting from the non-recognition of a material that is later established to have an asbestos content.

RECORD OF ASBESTOS CONTAINING MATERIALS IDENTIFIED

The presence of Asbestos Containing Materials is recorded in the Asbestos Register included as Appendix 1. This is a record of any suspected ACM's and identifies the location and details of the material. An additional electronic version is included on the disk enclosed with this report. Where specific analysis has been undertaken the type of material is confirmed otherwise we have identified whether this is a presumed or strongly presumed asbestos content. Further bulk sampling should be considered for those materials identified as having a presumed or strongly presumed asbestos content in order to be more specific.

This survey has been carried out to assess the existence of ACM's in the building. This is a tool of the appropriate Management procedures that are required under the Management of

Health and Safety at Work Regulations 1999 and the Control of Asbestos Regulations 2012. Accordingly this survey should be used to formulate an appropriate management plan for the control of the risk of exposure to asbestos fibres. We have included a Material Risk Assessment on the Material Assessment Record which should aid in the formulation of appropriate management strategy.

THIRD PARTIES

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The contents of this report are strictly confidential to Falmouth Town Council and their legal advisors, and for their use only.

No liability whatsoever can be accepted to any Third Party for any information, advice or opinions contained herein.

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Martyn Middlewick BSc MRICS For RTP Surveyors Chartered Building Surveyors

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September 2016

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Asbestos Register

Our ref. MM/SS/16022

Your ref:

APPENDIX 1

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Asbestos Register For The Municipal Buildings including the Art Gallery The Moor, Falmouth

On 12 September 2016

REFERENCE	LOCATION	POSITION	PRODUCT TYPE	EXTENT	LEVEL OF IDENTIFICATION	ASBESTOS TYPE	ACCESSIBILITY	MATERIAL RISK	RECOMMENDATIONS
16022/MM/03	Internal – First Floor	Mayor's Room – door lining	Fire resistant boarding	6 m²	Sampled	No Asbestos Detected		N/A	NA
16022/MM/04	Internal – First Floor	Linking Corridor door lining	Fite resistent boarding	6 m ²	Not Sampled	No Asbestos Detected		N/A	N/A
16022/MM/05	Internal – First Floor	Main Council Chamber Door lining	Fire resistant boarding	12 m²	Not Sampled	No Asbestos Detected		N/A	ΥN
16022/MM/06	Internal – First Floor	Access to Art Gallery - door liming	Fire protected boarding	$4 \mathrm{m^2}$	Sampled	No Asbestos Detected		N/A	МА
16022/MM/07	Internal – First Floor	In Art Storeroom – Insulation	Fire proof insulation	3 ш	Sampled	No Asbestos Detected		N/A	NA

RECOMMENDATIONS	N/A	
Y MATERIAL RISK	N/A	VeryLow
ACCESSIBILIT		Not accessible
ASBESTOS TYPE	No Asbestos Detected	Chrysotile
LEVEL OF IDENTIFICATION	Sampled	Presumed
EXTENT	8 m²	
PRODUCT TYPE	Fire protected boarding	Artificial slates
POSITION	Ground Floor entrance to Art Gallery - soffit boarding	Main Roof Coverings artificial slate
REFERENCE LOCATION	External	Bxternal
REFERENCE	16022/MM/08	16022/MM/09

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Material Assessment Record

	Material Assessment Record		RTP SURVEYORS Chartered Building Surveyors
Sample information			
1. Building:	Municipal Buildings, The Moor, Falmouth	3. Sample No.	16022/MM/03
2. Date:	12 September 2016	4. Surveyori	Martyn Middleiwek BSe MRICS
			Photograph
Location:			
Floor:	First Floor		
Position:	Mayor's Room		
Description:	Door lining		
Product Type:	Fire resistant boarding		T. Star
Extent:	6 sq m		2
Identification:	Sampled - No Asbestos Detected		
Visually Similar to Sample:		5	
Material Risk Assessment	Score		Description
Product type:			
Damage/Deterioration:			
Surface Treatment:			
Ashestos Type:			
Material Score:			
		1	
Material Risk;			
Material Risk: Other Comments			
Other Comments			
	Due Date	Status	Date of Completion
Other Comments Recommended Management	Duc Date	Status	Date of Completion
Other Comments Recommended Management	Due Date	Status	Date of Completion
Other Comments Recommended Management	Duc Date	Status	Date of Completio

Sample information	16 4. Sur		RTP SURVEYORS Chartered Building Surveyors
I. Building: Municipal Building Falmouth 2. Date: 12 September 2016 2. Date: Internal I2 September 2016 Internal Floor: First Floor Position: Linking corridor Description: Door lining Product Type: Fire resistant board Fire resistant board Fire resistant board Visually Similar to Sample: 10622/MM/03 Visually Similar to Sample: Inference Product type: Inference Product type: Inference Surface Treatment: Inference Asbestos Type: Inference	16 4. Sur rding	eyor:	Martyn Middleiwck BSc MRI
Falmouth 2. Date: 12 September 2016 2. Date: Internal Location: Internal Floor: First Floor Position: Linking corridor Description: Door lining Product Type: Fire resistant board Identification: Not Sampled - No A Visually Similar to Sample: 10622/MM/03 Product type: Internal Surface Treatment: Internal Asbestos Type: Internal	16 4. Sur rding	eyor:	Martyn Middleiwck BSc MRI
2. Date: 12 September 2016 Location: Internal Floor: First Floor Position: Linking corridor Description: Door lining Product Type: Fire resistant board Identification: Not Sampled - Not Visually Similar to Sample: 10622/MM/03 Product type: Internal Surface Treatment: Asbestos Type:	rding		
Floor: First Floor Position: Linking corridor Description: Door lining Product Type: Fire resistant board Extent: 6 sq m Identification: Not Sampled - No / Identification: 10622/MM/03 Visually Similar to Sample: 10622/MM/03 Wisually Similar to Sample: 10622/MM/03 Product type: 6 Product type: 6 Surface Treatment: 6 Asbestos Type: 6	o Asbestos Detected	12 9 2016	Photograph
Position: Linking corridor Description: Door lining Product Type: Fire resistant board Extent: 6 sq m Identification: Not Sampled - No A Yisually Similar to Sample: 10622/MM/03 Material Risk Assessment	o Asbestos Detected	12 9 2016	
Description: Door lining Product Type: Fire resistant board Extent: 6 sq m Identification: Not Sampled - No / Visually Similar to Sample: 10622/MM/03 Waterial Risk Assessment Product type: Damage/Deterioration: Surface Treatment: Asbestos Type:	o Asbestos Detected	11 9 2016 11	
Product Type: Fire resistant board Extent: 6 sq m Identification: Not Sampled - No A Visually Similar to Sample: 10622/MM/03 Material Risk Assessment Image: Comparison of the second of the secon	o Asbestos Detected	12 9 2016	
Extent: 6 sq m Identification: Not Sampled - No A Visually Similar to Sample: 10622/MM/03 Material Risk Assessment	o Asbestos Detected	12 9 2018	
Identification: Not Sampled - No / Visually Similar to Sample: 10622/MM/03 Material Risk Assessment		12.9.2016	
Visually Similar to Sample: 10622/MM/03 Material Risk Assessment Product type: Damage/Deterioration: Surface Treatment: Asbestos Type:		12.9.2018	
Material Risk Assessment Product type: Damage/Deterioration: Surface Treatment: Asbestos Type:	Score	2016	
Product type: Damage/Deterioration: Surface Treatment: Asbestos Type:	Score		
Damage/Deterioration: Surface Treatment: Asbestos Type:			Description
Damage/Deterioration: Surface Treatment: Asbestos Type:			
Surface Treatment: Asbestos Type:	1		
Ashestos Type:	· · · · · · · · · · · · · · · · · · ·		
AN ADDRESS OF A DECEMBER OF A			
Material Score:			
Material Risk:			
Other Comments			

	Material Assessment Deco	- 4	NTP
	Material Assessment Reco	ra	RTP SURVEYORS Chartered Building Surveyors
Sample information			
1, Building:	Municipal Buildings, The Moor, Falmouth	3. Sample No.	16022/MM/05
2. Date:	12 September 2016	4. Surveyor:	Martyn Middleiwek BSc MRICS
			Photograph
Location:	Internal		
Floor:	First Floor		Eller
Position:	Main Council Chamber		A Balgaco
Description:	Door lining		
Product Type:	Fire resistant boarding		-
Extent:	12 sq m	17 S S S S S S S S S S S S S S S S S S S	I
Identification:	Not Sampled - No Asbestos Detected		
Visually Similar to Sample:	10622/MM/03	****	
			Description
Material Risk Assessment	Score		Description
Product type:			
Damage/Deterioration:		· · · · · · · · · · · · · · · · · · ·	
Surface Treatment:			
Asbestos Type:			
Material Score:			
Material Risk:			
Other Comments			
		1	
Recommended Management Actions	Due Date	Status	Date of Completion

			I RTP
	Material Assessment Reco	rd	RTP SURVEYORS Chartered Building Surveyors
Sample information			nine and a second s
1. Building:	Municipal Buildings, The Moor, Falmouth	3. Sample No.	16022/MM/07
2. Date:	12 September 2016	4. Surveyor:	Martyn Middleiwck BSc MRIG
Location:	Internal		Photograph
Floor:	First Floor		
Position:	In Art Storeroom		
Description:	Insulation		
Product Type:	Fire proof insulation		1200 The second second
Extent:	3 m		TC
Identification:	Sampled - No Asbestos Detected		1 2016
Visually Similar to Sample:			
Material Risk Assessment	Score		Description
Product type:			
Damage/Deterioration:			
Surface Treatment:			
Ashestos Type:			
Material Score:			
Material Risk:			
Other Comments]	
Other Comments		<u> </u>	
		and the second design of the s	The second s
Recommended Managemen Actions	t Due Date	Status	Date of Completion
	t Due Date	Status	Date of Completion
	t Due Date	Status	Date of Completion
	t Due Date	Status	Date of Completion

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	Material Assessment Record	I	RTP SURVEYORS Chartered Building Surveyors
Sample information			
I. Building:	Municipal Buildings, The Moor, Falmouth	3. Sample No.	16022/MM/08
2. Date:	12 September 2016	4. Surveyor:	Martyn Middleiwck BSc MRICS
Location:	External		Photograph
Floor:	N./A		N. N
Position:	Ground floor entrance to Art Gallery		6 million
Description:	Soffit boarding .		
Product Type:	Fire protected boarding		
Extent:	8 sq m		
Identification:	Sampled - No Asbestos Detected		.9.2016
Visually Similar to Sample:			
Material Risk Assessment	Score		Description
Product type:			
Damage/Deterioration:			
Surface Treatment:			
Asbestos Type:			
Material Score:			
Material Risk:			
Other Comments			
Recommended Management Actions	Due Date	Status	Date of Completion
	[1] [1] [2] [2] Highlight and set of the statement of		

	Material Assessment Reco	rd	RTP RTP SURVEYORS Chartered Building Surveyors
Sample information		•	
1. Building:	Municipal Buildings, The Moor, Falmouth	3. Sample No.	16022/MM/09
2. Date:	12 September 2016	4. Surveyor:	Martyn Middleiwck BSc MRICS
			Photograph
Location:	External		i noogi apn
Floor:	N./A		The second
Position:	Main Roof Coverings		
Description:	Artificial slate cladding		
Product Type:	Artificial slates		
Extent:			JAME /
Identification:	Presumed - Chrysotile		
Visually Similar to Sample:			E 12
	Stores		Description
Material Risk Assessment	Score		Description
Product type:	1	Asbestos reinforced compos	ite
Damage/Deterioration:	1	Low damage	
Surface Treatment:	0	Composite material	
Asbestos Type:	1	Chrysotile	
Material Score:	3		C. S. D. Santanana, March and A. Schwarz, N. Schwarz, and A. Schwarz, and A. Santanana, and S. Sa Santanana, and Santanana, and Santanana, and Santanana, and Santanana, and Santanana, and Santanana, and Santanan, and Santanana,
Material Risk:	Very Low		
Other Comments			
Main roof slopes are a mixture These have potential for an as			epairs have been undertaken with artificial slates.
Recommended Manageme Actions	ent Due Date	Status	Date of Completion

Asbestos Bulk Sample Analysis





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Mr M Middlewick RTP Surveyors 12 Arwenack Street Falmouth Cornwall TR11 3DJ

LABORATORY REPORT

Report No.: 16/11914 Page 1 of 1 19 September 2016

SAMPLES

Four samples were delivered to the laboratory by post on 19 September 2016 stated to represent suspect asbestos containing material from Municipal Buildings, The Moor, Falmouth, TR11 2RT. The samples were labelled as below.

Analysis of the sample was carried out in accordance with standard laboratory procedure FDE/T02 and HSG 248.

RESULTS

Lab Ref.	Client Identification	Description	Asbestos content
46822	16022/MM/03	Insulation board	nad
46823	16022/MM/06	Insulation board	nad
46824	16022/MM/07	Insulation	nad
46825	16022/MM/08	Insulation board	nad

Notes:

1. nad means no asbestos detected

2. Appendix 2 of HSE document HSG264 is a table showing typical asbestos percentages in standard products.

3. Common asbestos minerals are also known by trivial names;

Crocidolite = blue asbestos

Amosite = brown asbestos

Chrysotile = white asbestos

4. Opinions and interpretations expressed herein including the sample description are outside the scope of our UKAS accreditation.

The report is presented in good faith based on the sample and information provided. No responsibility can be accepted for the acts or omissions of others.

For Falmouth Docks & Engineering Company

Phil Perkins Assistant Chemist

The Falmouth Docks & Engineering Company Company Registered by Statute VAT registration group number 780 7751 02

A member of the A&P Group

Plans of Building



Ground Areas Previously Surveyed Nob uncluded in this Survey and report.

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Schematic FLoor Plan

Ground Floor



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Municiple Building The Moor Falmouth

Schematic floor Plan

First Floor



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Municiple Building The Moor Folmouth

Schematic Floor Plan

Mezzanine Floor