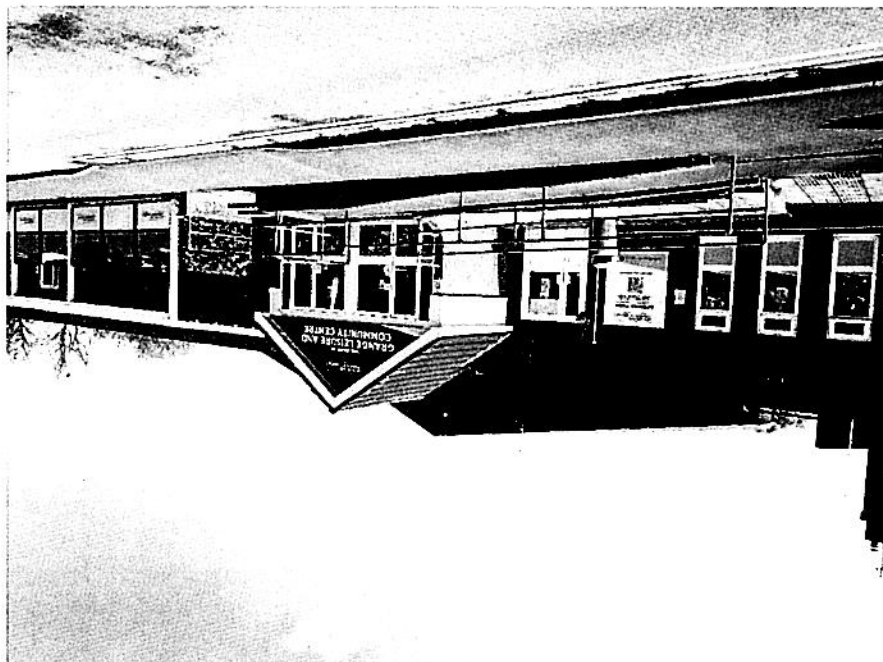


MERIT ENVIRONMENTAL



ASBESTOS RE-INSPECTION SURVEY REPORT 2023

Grange Leisure Centre
Grange Drive, Swindon, SN3 4JY



Prepared for:
Lex Leisure

Merit Report J3102

Report Issue Number - 1

Issue Date: 30th March 2023

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1.0 EXECUTIVE SUMMARY

Asbestos was identified in the form of:

Material	Location
Insulation Debris	-
Sprayed Coatings (Flock)	-
Thermal Insulation	-
Asbestos Insulation Board (AIB)	-
Insulation	-
Textiles	-
Gaskets	-
Paper	-
Friction Products	-
Cement Products	-
Textured Coatings	GF14, GF16, GF17, GF18, GF19 – Training Room (previously Office) GF15 Server Room
Bitumen Products	-
Flooring materials	GF03a Soft Play (previously Bar) GF04 Section of Soft Play, GF05 Store, GF14 Meeting Room (previously Office) GF22 Bar / Cellar (previously Store) GF25 Male Changing 2, GF26 Spinning Room (previously Store), GF27 Female Changing and Cupboard, GF28 Store, GF29 Store
Reinforced PVC	-
Reinforced Plastics & resin composites	-

Specific areas / items not included in this survey were:

Locations	Comments
All other areas	This is a re-inspection of previously identified asbestos containing materials

These areas should be presumed to contain asbestos, until verified.

Under Regulation 4 of the current version of the Control of Asbestos Regulations, the duty holder now has a responsibility to set out and implement an asbestos management plan. Failure to comply with these regulations is a contravention of the Health and Safety at Work Act 1974.

Recommended remedial works required

Locations	Comments
None	-

2.0 INTRODUCTION & SCOPE OF WORK

Name of lead surveyor(s)	Dan Thomas-Jenkins
Date(s) of survey	22 nd March 2023
Name and address of person who commissioned the re-inspection	Sam Williams Parkwood Leisure Ltd 3 De Salis Court Hampton Lovett Droitwich Spa Worcestershire, WR9 0QE
Name and address of premises surveyed	Grange Leisure Centre Grange Drive, Swindon, SN3 4JY
Description of premises surveyed	Commercial
Description of areas included in the Re-inspection	Areas where asbestos containing materials have been previously identified. These included; • Adhesive to concrete below vinyl • Textured Coatings
Description of areas excluded from the re-inspection survey	All other areas
Comments	The re-inspection is based from the refurbishment survey of specific areas undertaken in July 2019 by Merit Environmental – Report number J2026 The Asbestos Containing Materials that have been highlighted within the property are in a reasonable condition, may be left in-situ, managed and re-inspected on a regular basis

INFORMATION PROVIDED BY THE CLIENT

Item	If provided 'X'
Clear plans	X
Details of service risers	-
Details of service ducts	-
Details of live services on site	X
Details of any restrictions concerning access	X
Details of any restrictions on "damage"	-
Details of health and safety requirements	X
Name and telephone number of site contact	X
Date building was built	-
Number of rooms	X
Copy of any existing asbestos information	X
Up-to-date asbestos survey	-
Copy of existing asbestos survey	X
Details of any asbestos removal undertaken	-

3.0 AUTHORISATION

- 3.1 Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by Merit Environmental (Merit) in this connection without the explicit written agreement thereto by Merit.
- 3.2 The document is submitted in connection with a contract to supply goods / services and is issued only on the basis of strict confidentiality.
- 3.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.

4.0 PURPOSE, AIMS & OBJECTIVES

- 4.1 The purpose of this survey was to undertake an asbestos re-inspection of the identified asbestos containing materials, where circumstances would allow as described in HSE document HSG 264.
- 4.2 The purpose of this asbestos re-inspection is:
- To help manage asbestos in your premises.
 - To provide accurate information on the location, amount and condition of asbestos containing materials (ACMs).
 - To assess the level of damage or deterioration in the ACMs and whether remedial action is required.
 - To provide the information necessary to compile an asbestos register and an asbestos plan of the building(s).
- 4.3 This was an asbestos re-inspection as defined by HSE publication HSG 264 "Asbestos: the survey guide". Where refurbishment or demolition activities are to be undertaken, a full demolition or refurbishment survey will be necessary.
- 4.4 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.5 All recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. The recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.
- 4.6 Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a licensed asbestos removal contractor. This report may be used to identify known asbestos however it must be supplemented by a refurbishment and demolition survey "full access sampling and identification survey", as defined by HSE publication HSG 264.

5.0	DESCRIPTION OF THE SITE	5.1	The site drawings (see Appendix B) show the boundaries within which the work was to be undertaken. Merit can take no responsibility for buildings not defined accurately by these drawings.
6.0	EXTENT OF SURVEY	6.1	Areas included in the inspection are as described in the Register within Appendix A only.
		6.2	We have not carried out a re-survey of the site. Only areas where ACMs were identified in the original report were accessed.
		6.2	Air monitoring to determine fibre levels in the atmosphere was not undertaken.
7.0	SURVEY METHODS	7.1	A condition re-inspection and Material Assessment were carried out in accordance with the methods described in HSG 264 "Asbestos: the survey guide"
		7.2	A Priority Assessment has not been undertaken as it normally the building duty holder to carry out the Priority Assessment as the surveyor is less likely to have the same level of knowledge of the uses and activities that take place within a building. .
8.0	LEVEL OF IDENTIFICATION	8.1	No samples were taken during the course of this re-inspection. All information regarding Asbestos identification was taken from the original report. No attempt has been made to verify the accuracy of this information.

9.0 MATERIAL ASSESSMENT GUIDE

9.1 Material assessment

For each sample / inspection, a material assessment has been compiled using the algorithm described in HSG264. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials.

Table 1: Material Assessment Scores

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

9.2 Guide to evaluation of material assessment scores (2 = lowest 12 = highest)

- High risk material - 10 points or more
- Medium risk material - 7-9 points
- Low risk material - 5-6 points
- Very low risk material - 4 or less



APPENDIX A:

REGISTER AND INSPECTION RECORD

Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
S = Sample, AWS – Associated with Sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / SP / P	Sample Identification No Access or N.A.V.D.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Comments / Recommendation	Photo No.
Ground Floor													
GF03a	Soft Play (previously Bar)	Adhesive below vinyl and on concrete floor	Adhesive	SP	Chrysotile	8 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	1
GF04	Section of floor to Soft Play	Adhesive below vinyl and on concrete floor	Adhesive	SP	Chrysotile	8 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	2
GF05	Store	Adhesive below vinyl and on concrete floor	Adhesive	S02	Chrysotile	4 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	3
GF14	Meeting room (previously Office)	Adhesive below vinyl and on concrete floor	Adhesive	AWS22	Chrysotile	50 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	4
GF14	Meeting room (previously Office)	Above suspended ceiling on concrete	Textured Coating	AWS20	Chrysotile	50 m2	1	1	0	1	3	Manage and re-inspect on a regular basis	5
GF15	Server Room	Above suspended ceiling on concrete	Textured Coating	S20	Chrysotile		1	1	0	1	3	Manage and re-inspect on a regular basis	6, 7
GF16	Meeting room (previously)	Above suspended ceiling on	Textured Coating	AWS20	Chrysotile		1	1	0	1	3	Manage and re-inspect on a regular	8

Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
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Plan ref	Location	Position / Description	Product type	Sample number / AWS / SP / P	Sample Identification No Access or N.A.V.D.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Comments / Recommendation	Photo No.
	Office)	concrete										basis	
GF17	Meeting room (previously Office)	Above suspended ceiling on concrete	Textured Coating	AWS10	Chrysotile		1	1	0	1	3	Manage and re-inspect on a regular basis	9
GF18	Meeting room (previously Office)	Above suspended ceiling on concrete	Textured Coating	AWS20	Chrysotile		1	1	0	1	3	Manage and re-inspect on a regular basis Contractor	10
GF19	Meeting room (previously Office)	Above suspended ceiling on concrete	Textured Coating	S10	Chrysotile		1	1	0	1	3	Manage and re-inspect on a regular basis	
GF22	Bar / Cellar (previously Store)	Adhesive below vinyl and concrete	Adhesive	SP	Chrysotile	24 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	11
GF25	Male Changing 2	Adhesive below vinyl and concrete	Adhesive	AWS22	Chrysotile	18 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	12
GF26	Spinning Room (previously Store)	Adhesive to vinyl tiles and on concrete floor below vinyl	Adhesive	S16	Chrysotile	30 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	13

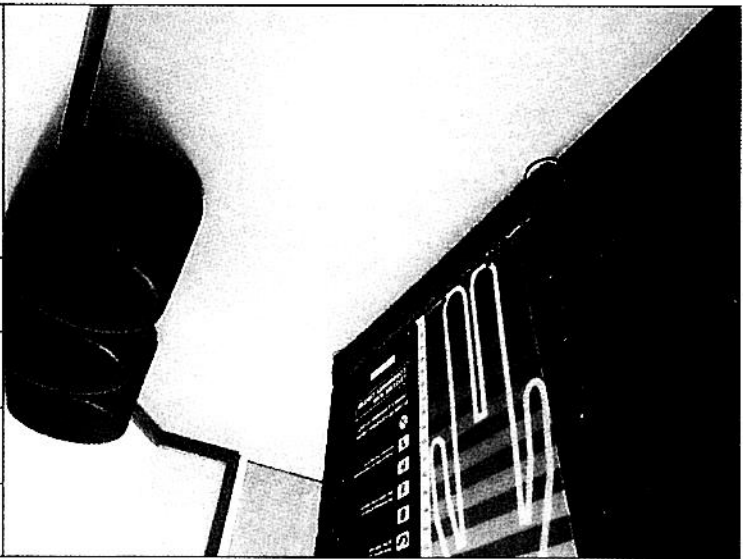
Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
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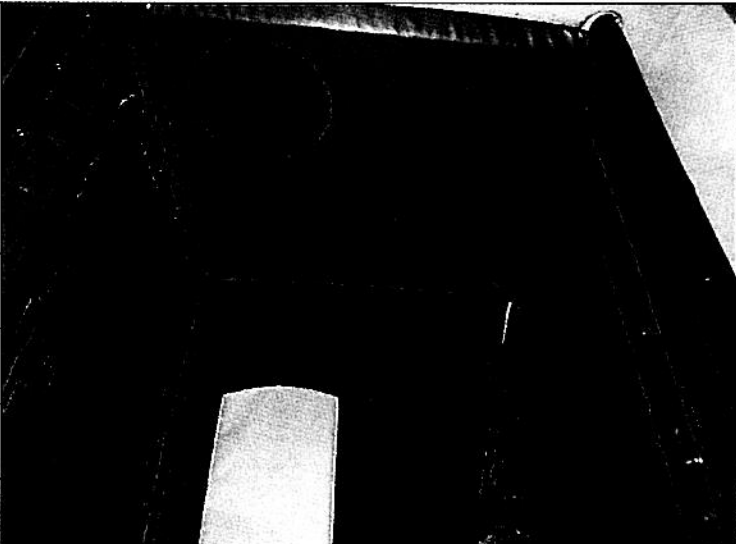
plan ref	Location	Position / Description	Product type	Sample number / AWS / SP / P	Sample Identification No Access or N.A.V.D.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Comments / Recommendation	Photo No.
GF27	Female Changing and cupboard	Adhesive below lino to concrete	Adhesive	S22	Chrysotile	30 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	14
GF28	Store	Adhesive to vinyl tiles and on concrete floor	Adhesive	AWS16	Chrysotile	2 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	15
GF29	Store	Adhesive to vinyl tiles and on concrete floor	Adhesive	AWS16	Chrysotile	2 m2	1	0	0	1	2	Manage and re-inspect on a regular basis	16

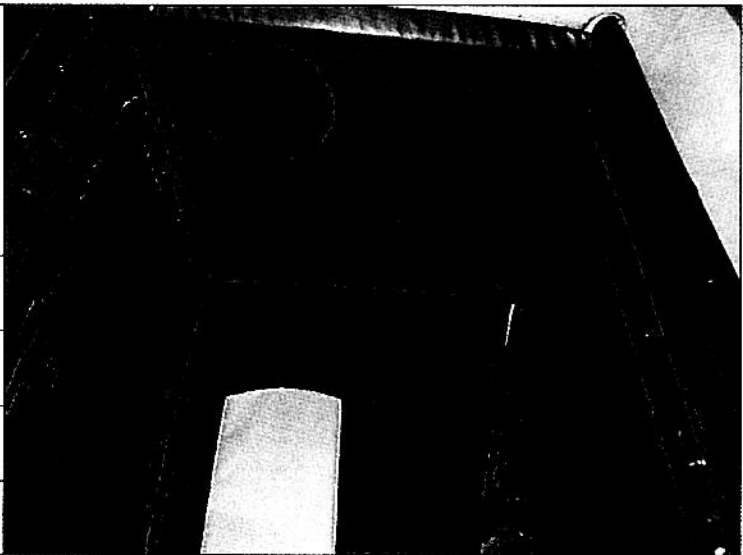


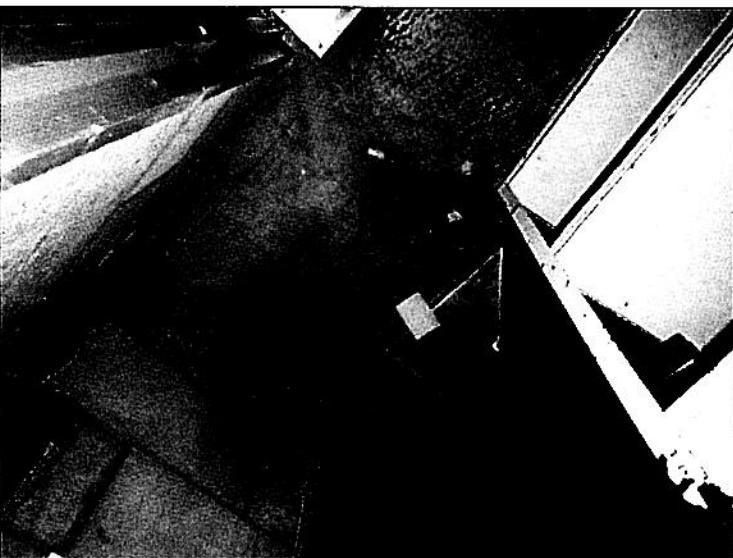
INSPECTION RECORD

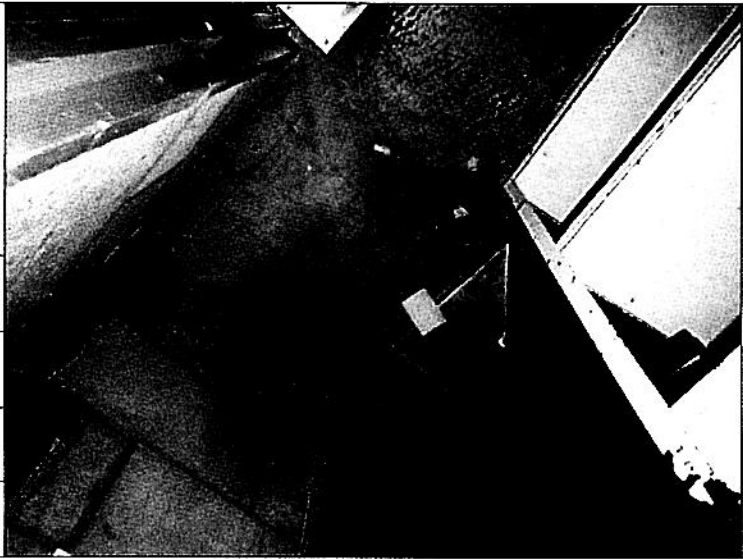
		Photo Number	1	Sample Reference	Strongly Presumed	
		Plan Ref		GF03a		
		Location	Soft Play (previously Bar)			
		Position /	Adhesive below vinyl and on concrete floor			
		Comments / Recommendation	Manage and regularly re-inspect on a regular basis			



	Photo Number		2	Sample Reference	Strongly Presumed	
	Plan Ref		GF03a			
	Location		Soft Play (previously Bar)			
	Position /		Adhesive below vinyl and on concrete floor			
	Comments / Recommendation		Manage and regularly re-inspect on a regular basis			



	Photo Number		3		Sample Reference	S02	
	Plan Ref		GF05				
	Location		Store				
	Position /		Adhesive below vinyl and on concrete floor				
	Comments /		Recommendation				
		Manage and regularly re-inspect on a regular basis					





INSPECTION RECORD

Photo Number 4 Sample Reference AWS22	Plan Ref GF14	Location Meeting Room (previously Office)	Position / Description Adhesive below vinyl and on concrete floor	Comments / Recommendation Manage and regularly re-inspect on a regular basis	

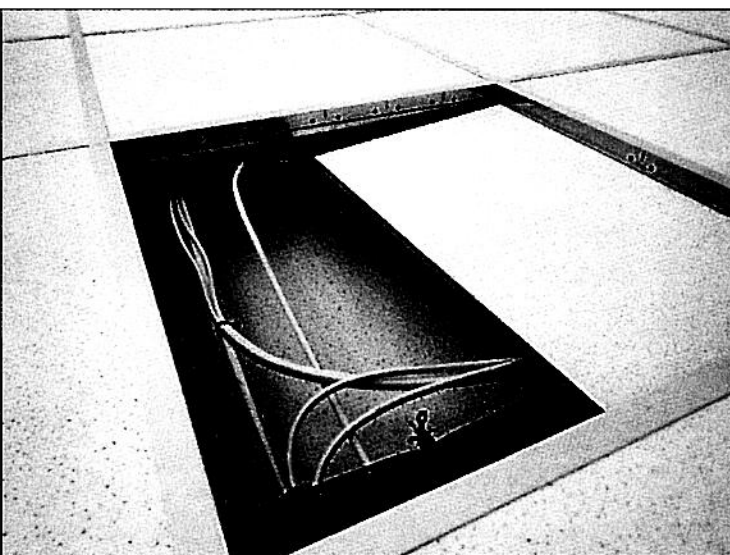
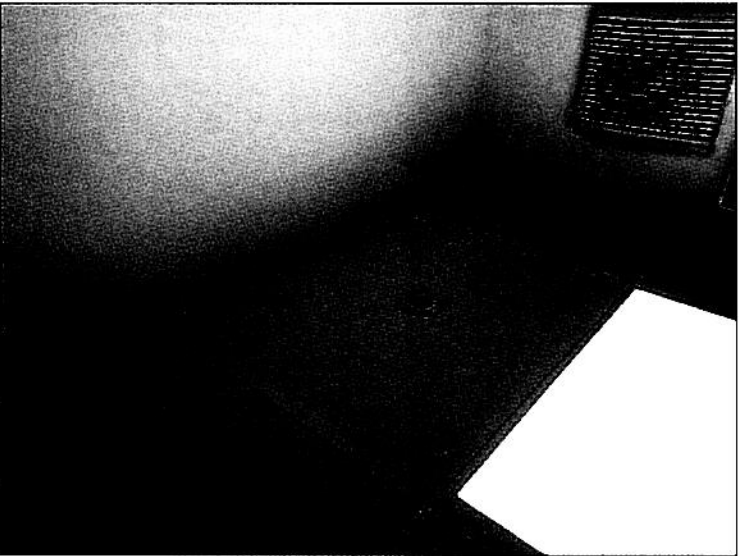
Photo Number 5 Sample Reference AWS20	Plan Ref GF14	Location Meeting Room (previously Office)	Position / Description Textured Coating on concrete to ceiling above suspended ceiling	Comments / Recommendation Manage and regularly re-inspect on a regular basis	

Photo Number 6 Sample Reference S20	Plan Ref GF15	Location Server Room	Position / Description Textured Coating on concrete to ceiling above suspended ceiling	Comments / Recommendation Manage and regularly re-inspect on a regular basis	

	Photo Number	7	Sample Reference	S20
	Plan Ref	GF15		
	Location	Server Room		
	Position / Description	Textured Coating on concrete to ceiling above suspended ceiling		
	Comments / Recommendation	Manage and regularly re-inspect on a regular basis		

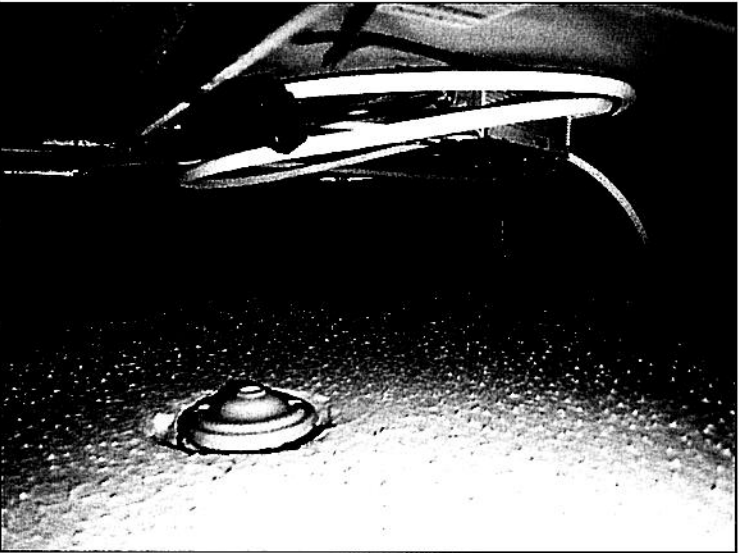
	Photo Number	8	Sample Reference	AWS20
	Plan Ref	GF16		
	Location	Meeting Room (previously Office)		
	Position / Description	Textured Coating on concrete to ceiling above suspended ceiling		
	Comments / Recommendation	Manage and regularly re-inspect on a regular basis		

	Photo Number	9	Sample Reference	AWS10
	Plan Ref	GF17		
	Location	Meeting Room (previously Office)		
	Position / Description	Textured Coating on concrete to ceiling above suspended ceiling		
	Comments / Recommendation	Manage and regularly re-inspect on a regular basis		

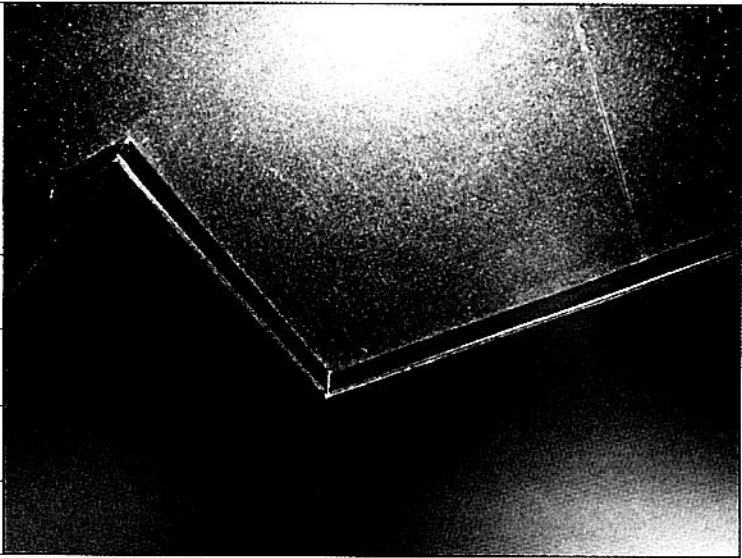


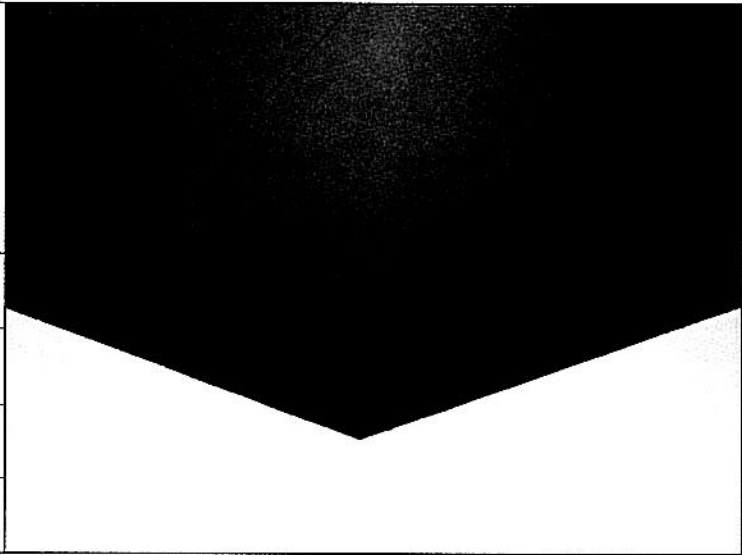
INSPECTION RECORD

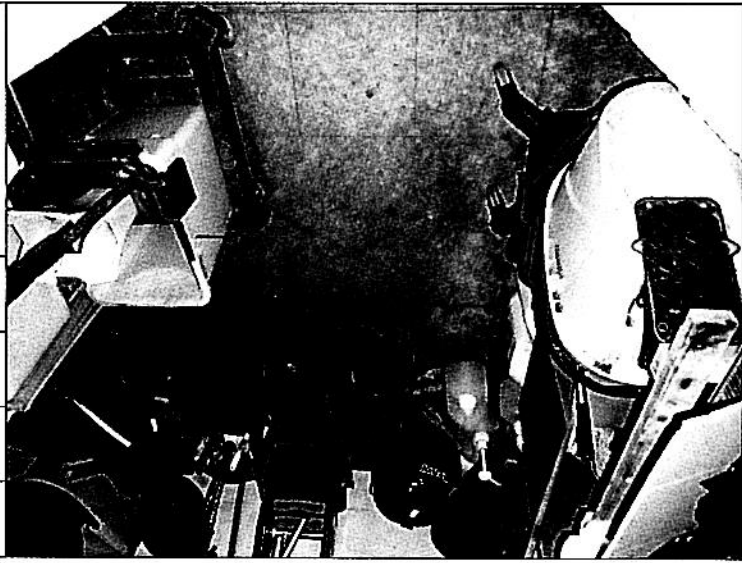
Photo Number 10 Sample Reference AWS20	Plan Ref GF18	Location Meeting Room (previously Office)	Position / Description Textured Coating on concrete to ceiling above suspended ceiling	Comments / Recommendation Manage and regularly re-inspect on a regular basis	

Photo Number 11 Sample Reference Strongly Presumed	Plan Ref GF22	Location Bar / Cellar (previously Store)	Position / Description Adhesive below vinyl and on concrete floor	Comments / Recommendation Manage and regularly re-inspect on a regular basis	

Photo Number 12 Sample Reference AWS22	Plan Ref GF25	Location Male Changing 2	Position / Description Adhesive below vinyl and on concrete floor	Comments / Recommendation Manage and regularly re-inspect on a regular basis	

	Photo Number	13	Sample Reference	S16
	Plan Ref	GF26		
	Location	Spinning Room (Previously Store)		
	Position / Description	Adhesive below vinyl and on concrete floor		
	Comments / Recommendation	Manage and regularly re-inspect on a regular basis		

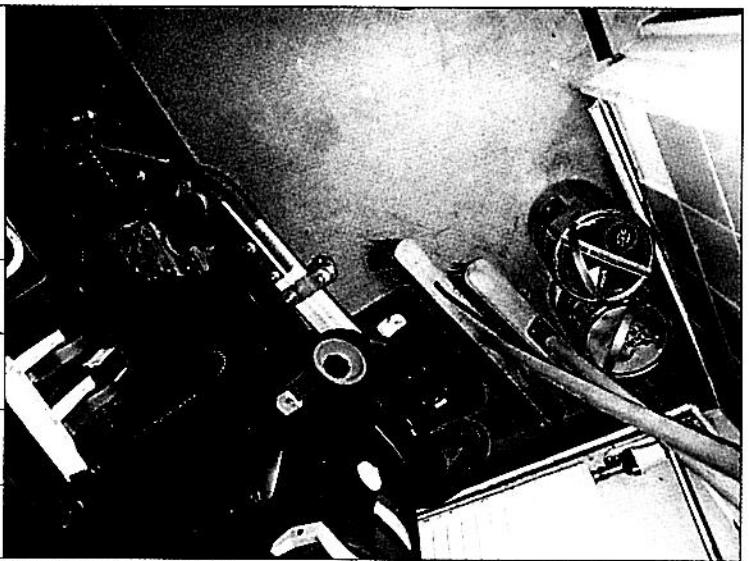
	Photo Number	14	Sample Reference	S22
	Plan Ref	GF27		
	Location	Female Changing and cupboard		
	Position / Description	Adhesive below vinyl and on concrete floor		
	Comments / Recommendation	Manage and regularly re-inspect on a regular basis		

	Photo Number	15	Sample Reference	AWS16
	Plan Ref	GF28		
	Location	Store		
	Position / Description	Adhesive below vinyl and on concrete floor		
	Comments / Recommendation	Manage and regularly re-inspect on a regular basis		



INSPECTION RECORD

Photo Number		16	Sample Reference	AWS16
Plan Ref		GF29		
Location		Store		
Position / Description		Adhesive below vinyl and on concrete floor		
Comments / Recommendation		Manage and regularly re-inspect on a regular basis		



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material or No Access

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RT V1 on 07.01.18

