

ASBESTOS REINSPECTION SURVEY REPORT



Customer: Swindon Borough Council
Site: Moredon Recreation Ground Changing Room & Pavilion
Akers Way
Moredon
Swindon
Wiltshire, SN2 2NF
Date: 21st November 2018
Report No: J024539

DOCUMENT CONTROL & QUALITY ASSURANCE

Project: Asbestos Reinspection Survey

Client: Swindon Borough Council

Site: Moredon Recreation Ground Changing Room & Pavilion, Akers Way,
Moredon, Swindon, Wiltshire, SN2 2NF

Report Reference: J024539

Issue Number: 1

Issue Date: 30 Nov 2018

Lead Surveyor: Chris Falato

Signature



Date 30/11/2018

Report Reviewer: Laura Collins

Signature



Date 30 Nov 2018

This survey was carried out in accordance with our UKAS accreditation and ISO 17020.

This survey report should be read in its entirety together with previous asbestos surveys carried out in order to gain a full understanding of the site.

This survey report should be used according to the survey type carried out and in conjunction with the Control of Asbestos Regulations 2012.

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1.0 EXECUTIVE SUMMARY

Survey Type and Address

A reinspection survey to Moredon Recreation Ground Changing Room & Pavilion, Akers Way, Moredon, Swindon, Wiltshire, SN2 2NF has been undertaken by HBE.

1.1 Scope of Survey

To carry out an asbestos reinspection survey based on previous survey findings.

1.2 Urgent / Action areas

Location	Asbestos Type	Product Type	Recommendation
Moredon Recreation Ground / Ground Floor / Shower Area 002 (G.001)	Amosite	Toilet cistern(s)	Manage and inspect
Moredon Recreation Ground / Ground Floor / Electrical cupboard 006 (G.002)	Chrysotile	Textile	Manage and inspect
Moredon Recreation Ground / Ground Floor / Shower Area 008 (G.003)	Amosite	Toilet cistern(s)	Manage and inspect
Moredon Recreation Ground / Ground Floor / Plant room 010 (G.004)	Chrysotile	Textile	Manage and inspect
Moredon Recreation Ground / Ground Floor / Store 015 (G.005)	Presumed asbestos	Inaccessible (Presumed)	Presume ACM's
Moredon Recreation Ground / Roof Void / Attic (R.001)	Presumed asbestos	Inaccessible (Presumed)	Presume ACM's

*Please see building register for full detail of samples taken.

1.3 Variations of Survey Scope

No Variations of Survey Scope

1.4 Agreed inaccessible areas and restrictions

None.

2.0 INTRODUCTION

HBE was commissioned by Swindon Borough Council, to undertake a Reinspection Survey to Moredon Recreation Ground Changing Room & Pavilion, Akers Way, Moredon, Swindon, Wiltshire, SN2 2NF. The survey was conducted by Chris Falato on 21st November 2018 and was carried out under guidance from *HSG 264: The Survey Guide*. Any recommendations made within the report are in conjunction with the *Control Of Asbestos Regulations 2012*.

Building Summary

Building Designation	Building Description	Building Age(approx.)	Construction Type
Moredon Recreation Ground	Single Story Building	1960s	Brick

Site Occupancy	Service Status	Building plans available	Previous asbestos information
Occupied	Live	Previous Report	HBE re-inspection report J015283

Purpose

The purpose and aims of this survey is to assist in managing any previous identified asbestos present within the property in accordance with CAR 2012. Swindon Borough Council have provided HBE with areas which require re-inspection. HBE will report on the existing information provided with regard its presence and condition. HBE will make recommendations based upon the survey carried out.

Aims & Objectives

The following will be provided by HBE to assist Swindon Borough Council comply with current regulations;

- ┆ A report with an update on existing information provided by Swindon Borough Council this will include the location, extent, condition of any identified / presumed asbestos.
- ┆ Material risk assessment scores and where requested, priority assessment scores.
- ┆ Recommendations in accordance with the *Control of Asbestos Regulations 2012*.

Recommendations

Recommendations have been provided in section 4.0 and within appendix I the building register of this report. All recommendations made are in conjunction with the *Control of Asbestos Regulations 2012* and associated approved codes of practice.

3.0 AGREED EXCLUSIONS & INACCESSIBLE AREAS

The HBE survey team have made every reasonable effort to identify all asbestos containing materials, therefore HBE takes no responsibility for the later discovery of asbestos containing materials, if it is regarded that it was unreasonable to have identified them within the limitations of the survey.

Agreed limitations are detailed within section 1 – Executive Summary.

SPECIFIC RESTRICTIONS

Please refer to individual entries for areas restricted during re-inspection.

4.0 RECOMMENDATIONS

The application of applicable remedial measures is a requirement as detailed in the *Control of Asbestos Regulations 2012* where there is a risk of exposure to asbestos. Recommendations are taken from material assessment scores as detailed in HSG 264 and if applicable, priority risk assessments.

- | It is recommended that this report and register is used in conjunction with previous asbestos surveys to maintain the management plan for Moredon Recreation Ground Changing Room & Pavilion, Akers Way, Moredon, Swindon, Wiltshire, SN2 2NF. A priority assessment is recommended to determine the risks of exposure of staff and visitors by a competent person who understands all site activity.
- | It is recommended that an independent UKAS-accredited asbestos laboratory be employed to manage the asbestos removal as outlined in *HSG 248 : Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.
- | If there are future plans to refurbish the property which would include disturbing the fabric of the building, it is recommended that a refurbishment / demolition survey be undertaken before the works proceed.
- | It is recommended that any areas deemed to be restrictive during the survey as detailed within section 3.0 are to be revisited prior to any works taking place. Asbestos should be presumed to be present in these areas until full access can be gained.

APPENDIX I

ASBESTOS REGISTER & RESULTS

BUILDING REGISTER AND RESULTS

Job No: J024539	Issue: 1	Client: Swindon Borough Council	Site: Moredon Recreation Ground Changing Room & Pavilion
Date of survey: 21st November 2018		Surveyor(s): Chris Falato	Page 9 of 15

Item No:	1	Laboratory Sample No:	J015283/ENSB04 [AD005532]	
Location:	Ground Floor - Shower Area 002			
Description:	Toilet cistern to wall			
Accessibility:	Unknown (3)			
Installation:	Toilet cistern(s) (1)			
Approx extent (m ² unless stated):	1lm			
Asbestos Type:	Amosite (2)			
Condition:	Unknown (1)			
Surface Treatment:	Unknown (0)			
Risk Assessment (H/M/L/VL)	High	Recommendations:	Manage and arrange access	
General findings since the last survey/re-inspection.				Unable to Access –Locked at the time of inspection presumed it be the same.
Comments				

Item No:	2	Laboratory Sample No:	J015283/AD005534	
Location:	Ground Floor - Electrical cupboard 006			
Description:	Flashguards to electrical switchgear			
Accessibility:	Unknown (3)			
Installation:	Textile (2)			
Approx extent (m² unless stated):	5no.			
Asbestos Type:	Chrysotile (1)			
Condition:	Unknown (0)			
Surface Treatment:	Unknown (2)			
Risk Assessment (H/M/L/VL)	High	Recommendations:	Manage and arrange access	
General findings since the last survey/re-inspection.				Unable to Access
Comments				

BUILDING REGISTER AND RESULTS				
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Item No:	3	Laboratory Sample No:	J015283/ENSB04 [AD005532]	
Location:		Ground Floor - Shower Area 008		
Description:		Toilet cisterns and seat to wall and toilet		
Accessibility:		Unknown (3)		
Installation:		Toilet cistern(s) (1)		
Approx extent (m ² unless stated):			3no.	
Asbestos Type:		Amosite (2)		
Condition:		Unknown (1)		
Surface Treatment:		Unknown (0)		
Risk Assessment (H/M/L/VL)		High	Recommendations:	Manage and arrange access
General findings since the last survey/re-inspection.				Unable to Access
Comments				

Item No:	4	Laboratory Sample No:	Presumed	
Location:	Ground Floor - Plant room 010			
Description:	Electrical switchgear boxes to wall			
Accessibility:	V.Difficult			
Installation:	Textile (3)			
Approx extent (m ² unless stated):			7	
Asbestos Type:	P Chrysotile (1)			
Condition:	Low Damage (1)			
Surface Treatment:	Unsealed (2)			
Risk Assessment (H/M/L/VL)	Low	Recommendations:	Manage and inspect periodically	
General findings since the last survey/re-inspection.				No Change –Recommended action has been updated. It is presumed flash guards are present but further ACM may be present upon further investigation.
Comments	No access due to live electrics - presume ACMs within - exercise caution			

BUILDING REGISTER AND RESULTS

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Item No:	5	Laboratory Sample No:	Inaccessible (Presumed)	
Location:		Ground Floor - Store 015		
Description:		No access - presumed ACMs to stores		
Accessibility:		Unknown (3)		
Installation:		Unknown (3)		
Approx extent (m² unless stated):			N/A	
Asbestos Type:		Crocidolite or Unknown (3)		
Condition:		Unknown (3)		
Surface Treatment:		Unknown (3)		
Risk Assessment (H/M/L/VL)		High	Recommendations:	Manage and arrange access
General findings since the last survey/re-inspection.				Unable to Access
Comments		No access within stores - no key available - presumed ACMs within - exercise caution		

Item No:	6	Laboratory Sample No:	Inaccessible (Presumed)	
Location:	Roof Void - Attic			
Description:	Loft hatch to ceiling			
Accessibility:	Unknown (3)			
Installation:	Unknown (3)			
Approx extent (m2 unless stated):	N/A			
Asbestos Type:	Crocidolite or Unknown (3)			
Condition:	Unknown (3)			
Surface Treatment:	Unknown (3)			
Risk Assessment (H/M/L/VL)	High	Recommendations:	Manage and arrange access	
General findings since the last survey/re-inspection.				Unable to Access
Comments	No access due to safety restrictions - presumed ACMs within - exercise caution			

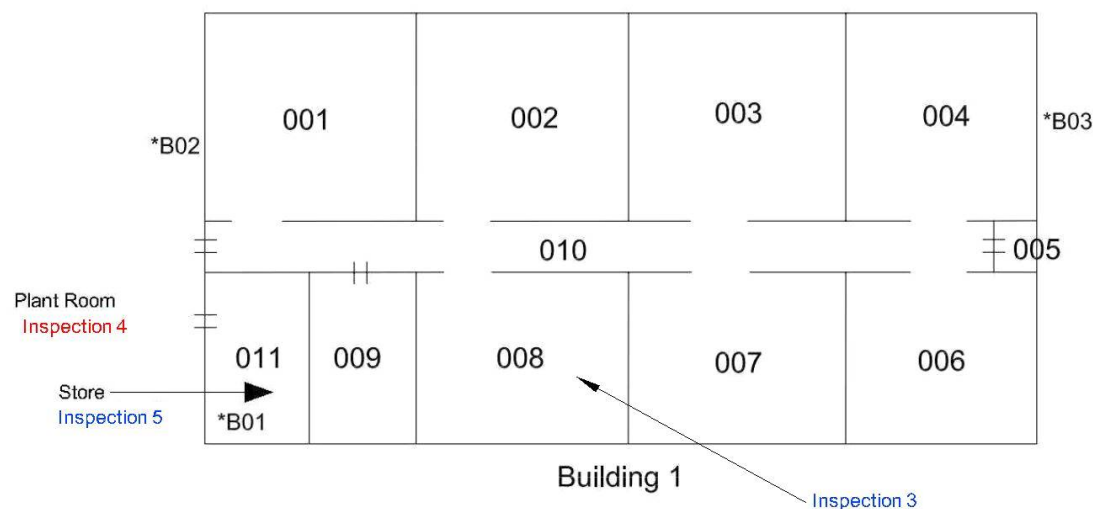
MATERIAL ASSESSMENT ALGORITHM

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	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation such as pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition: no visible damage.
	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 revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials 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.

Score	Potential to release asbestos fibres
10 or more	High (H)
7–9	Medium (M)
5–6	Low (L)
4 or less	Very Low (VL)

APPENDIX II

ITEMISED LOCATION PLANS



JOB REF.	J024539
CLIENT NAME.	Swindon Borough Council
SITE ADDRESS.	Moredon Recreation Ground Changing Room & Pavilion Akers Way Moredon Swindon Wiltshire SN2 2NF
Building	Moredon Recreation Ground
FLOOR	Ground Floor
SURVEYOR(S) NAME.	Chris Falato
DATE.	21 November 2018



Our services

Legionella & Water Hygiene

- Legionella Risk Assessments
- Sampling, Monitoring and Flushing Programmes
- Cleaning & Disinfection
- Tank Relining and Replacement Programmes
- Remedial Actions & TMV Servicing
- Pre-commission Cleaning Services
- Cooling Tower
- Closed Loop Freeze Protection (Glycol)
- Accredited Legionella Awareness Training

Asbestos Services

- UKAS accredited Asbestos Surveys
- Asbestos Air Monitoring
- Project Management & Consultancy
- Asbestos Management Plans
- Asbestos Online Registers
- UKATA approved Asbestos Awareness Training

Health & Safety systems

- Health & Safety Audits
- Health & Safety Policies & Manuals
- Health & Safety Risk Assessments
- Health & Safety Training

Fire Risk Management

- Fire Risk Assessments / Fire Safety Audits
- Emergency Evacuation Plans
- Fire Safety Manuals
- Fire Evacuation Drills
- Range of Fire Safety Training

Indoor Air Quality

- LEV Audits
- Cleanroom Testing, Monitoring & Validation
- HTM03 Theatre Validation & Verification

BlueZone manager

- Compliance Management solution

For more information call 0333 207 5744 or 01890 201018 (Ireland),
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