GREEN SHIELD ENVIRONMENTAL

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UKAS INSPECTION
9528

Asbestos Inspection Report
Refurbishment Survey

The Needl Theatre
High Street
Chippenham
SN15 3ER

Project No: G-11485
Report Issue: 1
Date: Feb 2023

Contents

List of Appendices (Please use hyperlink function and bookmarks to navigate PDF report)

1.0 Revisions

Issue 1		
Revisions	**Revision Data**	**Date**
Revision 1		
Revision 2		
Revision 3		
Revision 4		

2.0 Job Details

Client:	Resolution Interiors George Smith Way Lufton 2000 Business Park Yeovil BA22 8QR
Instructing party:	Ella Hall
Quote issued by:	Lewis Dunkley
Quote date:	08/02/2023
Site visit carried out:	No
Site address:	The Neeld Theatre, High Street, Chippenham, SN15 3ER.
Site contact:	On-site contact
Survey undertaken by:	Lead surveyor: Gary Welsh Assistant surveyor: Daniel McMahon
Date of survey:	10/02/2023
Duration of survey:	1 day
Date of report:	17/02/2023
Report prepared by:	Green Shield Environmental Ltd Unit R, Aston Bury Farm, Aston, Hertfordshire, SG2 7EG 01438 743003 info@greenshieldenvironmental.co.uk
Date of revisit:	n/a
Duration of revisit:	n/a
Revisit undertaken by:	n/a

3.0 Building Description and Survey Scope

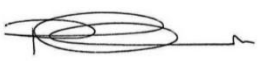
Building Type:	Council building (town hall)
Construction Method:	Brick built, concrete floors, brick clad
Floors Surveyed:	Ground (Part)
Building Age (approx.):	Circa 1990's
Survey Type:	Refurbishment
Scope of Survey:	Targeted survey as per plans and scope of works submitted
Air Monitoring:	No
Additional Comments:	n/a

Authorisation:

The enclosed report has been compiled by the following authorised Green Shield Environmental Ltd member of staff.

NAME:	SIGNED:
Gary Welsh DESIGNATION: Surveyor	

The contents of this report have been checked by the relevant Senior Manager. The results are accurate and any conclusions, recommendations made are suitable and in line with the current company policy.

NAME:	SIGNED:
Paul Caswell DESIGNATION: Technical Manager	

GSE Ltd is accredited by UKAS to undertake Management, Refurbishment, Demolition & Reinspection surveys in domestic, commercial and industrial properties. The completion of Priority Assessments and opinions regarding asbestos removal are outside the scope of this accreditation.

4.0 Executive Summary

The below table summarises any asbestos containing materials identified during the inspection.

A colour code system has been used throughout the report to high light the level of asbestos risk:

High risk

Area	Floor	Location	Material	Level of ID	Asbestos Type	Action
No high risk asbestos containing materials found. (It should be noted that additional ACM may be present in areas outside the scope of this survey)						

Medium risk

Area	Floor	Location	Material	Level of ID	Asbestos Type	Action
No medium risk asbestos containing materials found. (It should be noted that additional ACM may be present in areas outside the scope of this survey)						

Low risk

Area	Floor	Location	Material	Level of ID	Asbestos Type	Action
No low risk asbestos containing materials found. (It should be noted that additional ACM may be present in areas outside the scope of this survey)						

Very low risk

Area	Floor	Location	Material	Level of ID	Asbestos Type	Action
No very low risk asbestos containing materials found. (It should be noted that additional ACM may be present in areas outside the scope of this survey)						

5.0 Areas of No Access & Room Material Description

The table below summarises whether areas were accessed or not during the survey. In accordance with HSG264 Asbestos: The Survey Guide, areas/materials that could not be surveyed have been presumed to have asbestos content and where a similar material can be accessed and subsequently proved to be an ACM, then this should be presumed to contain asbestos. The health and safety of the surveyor(s) is paramount and must always be a high priority, therefore any hazardous areas of which we have not been previously advised, certain areas which may pose significant risks for example high access roofs, soffits / fascias or confined spaces and electrical switchgear, may be deemed unsafe to access and therefore may be precluded from this survey. If these areas are required to be surveyed then they will need to be reassessed and subject to individual risk assessments and safe methods of working before said areas are surveyed.

The client's attention is drawn to these areas as this survey and report will not cover such areas as the asbestos content and condition has not been determined.

Location	Accessed	Full Access	Comments / reason for no access	Room Material Description
Main building, Ground Floor Office (001)	✓	✓		All items visually inspected
Main building, Ground Floor Lobby (002)	✓	✓		All items visually inspected
Main building, Ground Floor Foyer (003)	✓	✓		All items visually inspected
Main building, Ground Floor Bar (004)	✓	✓		All items visually inspected
Main building, Ground Floor Cellar (005)	✓	✓		All items visually inspected
Main building, External All elevations (001)	✓	✓		All items visually inspected

Asbestos Inspection Report

Refurbishment Survey

Of

The Neeld Theatre
High Street
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SN15 3ER

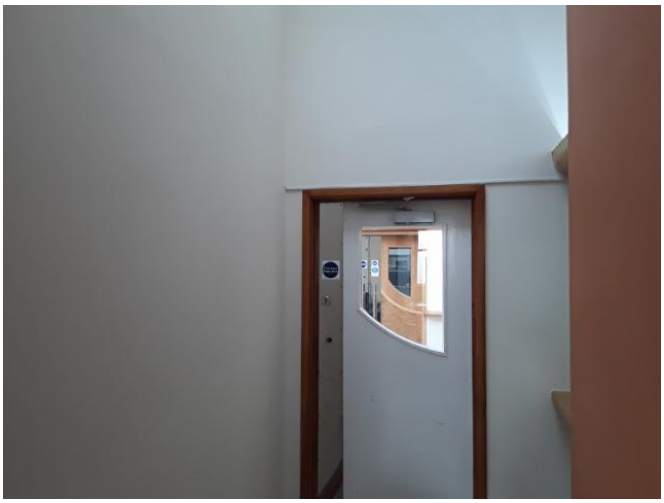
Appendix One

Site Data Sheets

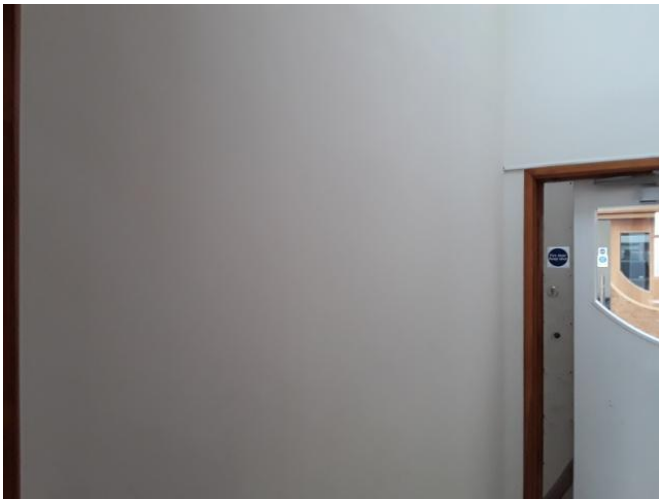
Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	S001/389633	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A
Floor:	Ground Floor	Damage:	N/A
Location:	002 / Lobby	Surface Treatment:	N/A
Product:	Wall lining	Asbestos Type:	NADIS 0
Asbestos:	No	Accessibility:	N/A
Notification:	N/A	Identification:	Sampled
Next Inspection:	N/A	Material Assessment:	0
Quantity:	N/A		
Action:	No further action required		

Location Photo



Product Photo



Comments: Insulating board (Plasterboard) wall lining

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	S002/389634	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A
Floor:	Ground Floor	Damage:	N/A
Location:	003 / Foyer	Surface Treatment:	N/A
Product:	Cladding	Asbestos Type:	NADIS 0
Asbestos:	No	Accessibility:	N/A
Notification:	N/A	Identification:	Sampled
Next Inspection:	N/A	Material Assessment:	0
Quantity:	N/A		
Action:	No further action required		

Location Photo

Product Photo

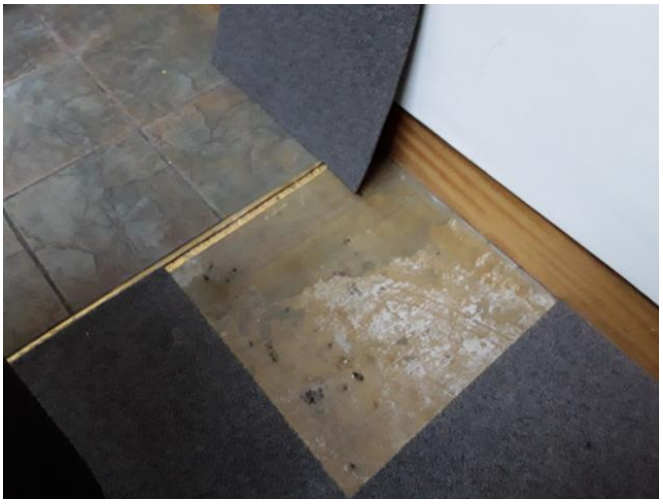
Comments: Insulating board cladding to steel

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	S003/389635	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A
Floor:	Ground Floor	Damage:	N/A
Location:	004 / Bar	Surface Treatment:	N/A
Product:	Floor screed	Asbestos Type:	NADIS 0
Asbestos:	No	Accessibility:	N/A
Notification:	N/A	Identification:	Sampled
Next Inspection:	N/A	Material Assessment:	0
Quantity:	N/A		
Action:	No further action required		

Location Photo

Product Photo



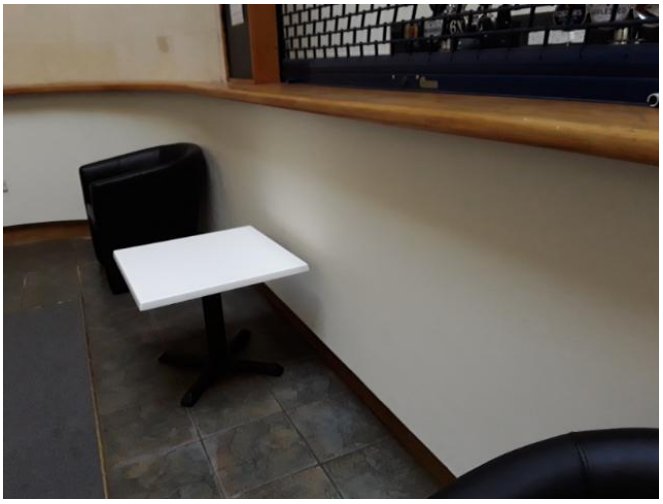
Comments: Floor screed beneath carpet tiles and ceramic floor tiles

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	S004/389636	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A
Floor:	Ground Floor	Damage:	N/A
Location:	004 / Bar	Surface Treatment:	N/A
Product:	Lining	Asbestos Type:	NADIS 0
Asbestos:	No	Accessibility:	N/A
Notification:	N/A	Identification:	Sampled
Next Inspection:	N/A	Material Assessment:	0
Quantity:	N/A		
Action:	No further action required		

Location Photo

Product Photo



Comments:	Insulating board lining below bar serving area

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	S005/389637	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A
Floor:	Ground Floor	Damage:	N/A
Location:	004 / Bar	Surface Treatment:	N/A
Product:	Sink pad	Asbestos Type:	NADIS 0
Asbestos:	No	Accessibility:	N/A
Notification:	N/A	Identification:	Sampled
Next Inspection:	N/A	Material Assessment:	0
Quantity:	N/A		
Action:	No further action required		

Location Photo

Product Photo

Comments:	Bitumen pad to underside of sink

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	S006/389638	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A
Floor:	External	Damage:	N/A
Location:	001 / All elevations	Surface Treatment:	N/A
Product:	Soffits	Asbestos Type:	NADIS 0
Asbestos:	No	Accessibility:	N/A
Notification:	N/A	Identification:	Sampled
Next Inspection:	N/A	Material Assessment:	0
Quantity:	N/A		
Action:	No further action required		

Location Photo

Product Photo

Comments: Insulating board (Supalux) soffits

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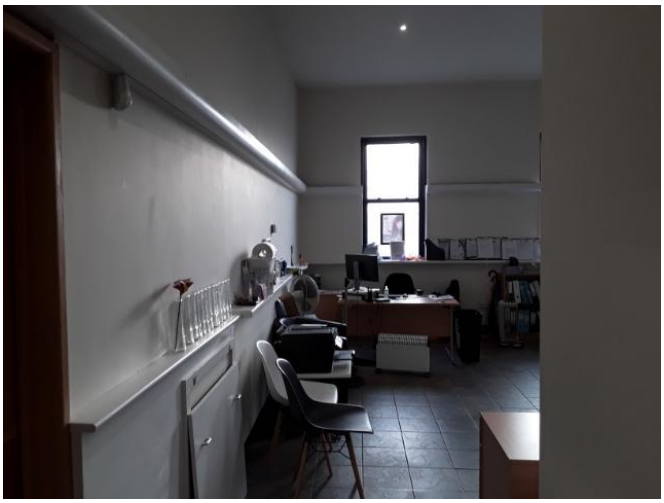
Appendix Two

General Photographs / Observations

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	001 / Office	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo



Product Photo

No Photo Available

Comments: View at ground floor level

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	001 / Office	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

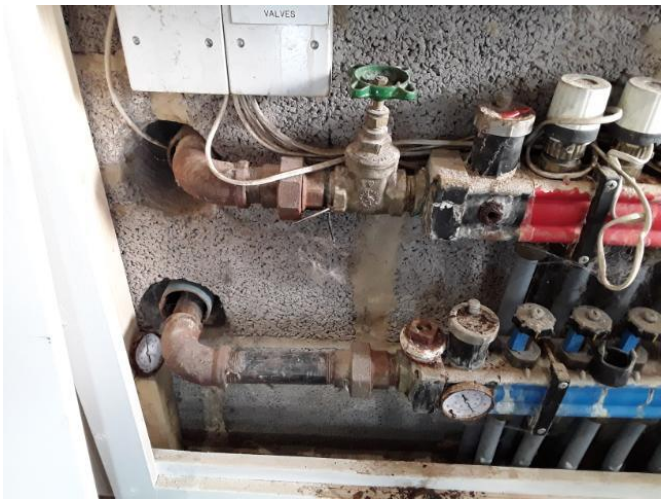
No Photo Available

Comments: View beyond timber panelling (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	001 / Office	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo



Product Photo

No Photo Available

Comments: View of metal pipework collars penetrating wall (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	001 / Office	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

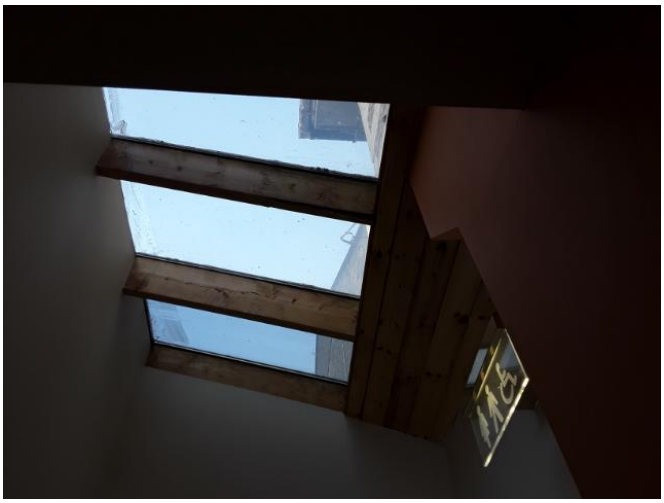
No Photo Available

Comments: View of modern electrics within timber wall lining (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	002 / Lobby	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo



Product Photo

No Photo Available

Comments: View of modern timber skylight (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	003 / Foyer	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

No Photo Available

Comments: View above plasterboard ceiling lining (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	003 / Foyer	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

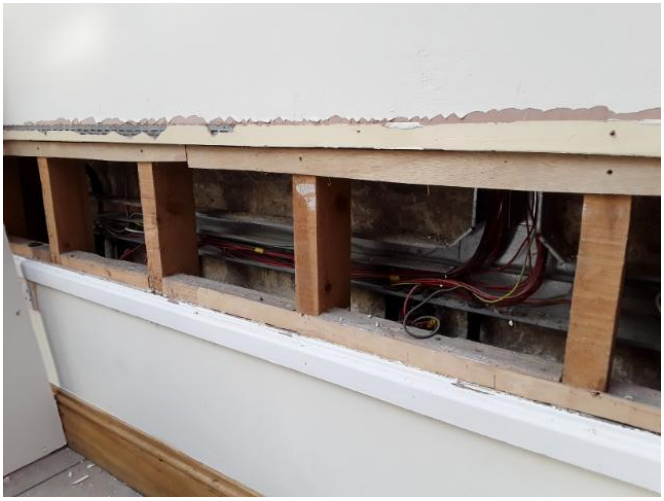
No Photo Available

Comments: View of plastic membrane to underside of roof (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	003 / Foyer	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo



Product Photo

No Photo Available

Comments: View within plasterboard wall void (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	004 / Bar	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

No Photo Available

Comments: View of exposed stone wall (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	004 / Bar	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo	Product Photo
	No Photo Available

Comments: View of modern shutters above bar area (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	005 / Cellar	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

No Photo Available

Comments: View of plasterboard ceiling and wall lining (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	005 / Cellar	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

No Photo Available

Comments: View of modern vinyl floor covering (no asbestos detected)

Site Address: The Neeld Theatre, High Street, Chippenham, SN15 3ER

Sample Ref:	GP	Survey Type:	Refurbishment
Area:	Main building	Product Type:	N/A N/A
Floor:	Ground Floor	Damage:	N/A N/A
Location:	005 / Cellar	Surface Treatment:	N/A N/A
Product:	General view	Asbestos Type:	N/A N/A
Asbestos:	N/A	Accessibility:	N/A
Notification:	N/A	Identification:	General Photograph
Next Inspection:	N/A	Material Assessment:	N/A N/A
Quantity:	N/A		
Action:	General Photograph		

Location Photo

Product Photo

No Photo Available

Comments: View of modern electrics (no asbestos detected)

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Appendix Three

Analytical Results

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J137792 Final Issue Date: 16/02/2023

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Private & Confidential:
Green Shield Environmental Ltd
Unit R
Aston Bury Farm
Aston
Nr Stevenage
SG2 7EG

Premises Of Sample Origin:
The Neeld Theatre
High Street
Chippenham
SN15 3ER
G-11485

Name of analyst: Maria Stoughton Sampled by: Client
Date of sample receipt: 14/02/2023 Date of analysis: 16/02/2023

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS389633	S001 - Ground floor lobby ib wall lining	No Asbestos Detected	Board product
BS389634	S002 - Ground floor foyer ib cladding to steel	No Asbestos Detected	Board product
BS389635	S003 - Ground floor bar floor screed	No Asbestos Detected	Cement product
BS389636	S004 - Ground floor bar ib wall lining	No Asbestos Detected	Board product
BS389637	S005 - Ground floor bar sink pad	No Asbestos Detected	Bitumen product
BS389638	S006 - External all elevations ib soffits	No Asbestos Detected	Board product

Chrysotile= “White asbestos”, Amosite= “Brown asbestos”, Crocidolite = “Blue asbestos”
Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:
The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.
Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.
Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.
The stated “presumptive product type” is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Authorised Signatory: A.S. Pasquale

Andrew Pasquale FA004-13 (18/11/21)

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Appendix Four

Asbestos Register

QUICK REFERENCE ASBESTOS REGISTER

PROJECT REF: G-11485

SITE ADDRESS: The Neeld Theatre, High Street, Chippenham, SN15 3ER

S = Samples

SP = Strongly Presumed

P = Presumed

PS = Previously Sampled

AS = Cross Reference

High risk	> 10
Medium Risk	7 – 9
Low risk	5 – 6
Very low risk	2 – 4

The table indicates the summary of asbestos containing materials and risk assessments. This should be read in conjunction with the attached plans and complete report.
The quantities of asbestos containing materials are for assistance purposes only. Any parties requiring accurate quantities of asbestos materials shall be deemed to have visited the site to satisfy themselves as to the nature and extent of the works.

Sample No	ID	Area	Floor	Location	Product	Accessibility	Damage	Surface Treatment	Asbestos Type	Material Assessment	Approx. Extent	Action
No asbestos containing materials have been identified under a Refurbishment Survey. (It should be noted that additional ACM may be present in areas outside the scope of this survey)												

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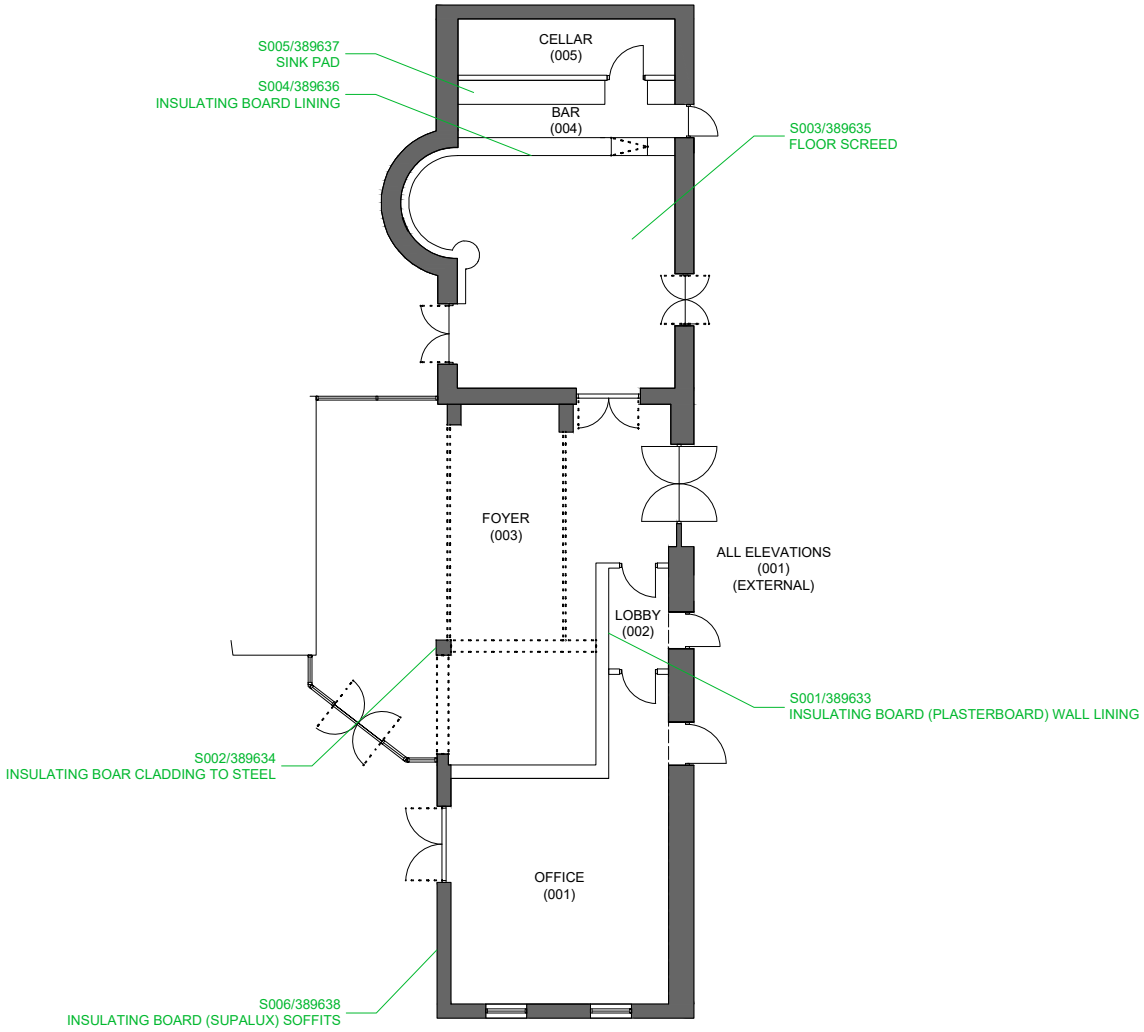
Appendix Five

Annotated Floor Plans



KEY:

S001 SAMPLE LOCATION (POSITIVE)

S001 SAMPLE LOCATION (NEGATIVE)

- NOT IN SCOPE OF SURVEY
- NON-ACCESSED ROOMS
- AIB PRODUCTS
- CEMENT PRODUCTS
- INSULATION / LAGGING
- TEXTILES
- MILLBOARD
- FLOORING
- TEXTURED COATINGS
- PAPER LINING
- MASTICS / PLASTICS
- BITUMEN
- FRICTION PRODUCTS
- DEBRIS
- RESIDUE
- COMBINED PRODUCTS

(001) LOCATION NUMBERS

FLOOR PLANS SUPPLIED BY CLIENT

PROJECT:

THE NEELD THEATRE
HIGH STREET
CHIPPENHAM
SN15 3ER

TITLE:

GROUND FLOOR &
EXTERNAL ELEVATIONS

SCALE:
NTS

PROJECT REF:
G-11485

DATE:
FEBRUARY 2023

GREEN SHIELD ENVIRONMENTAL

UNIT R
ASTON BURY FARM
ASTON
HERTFORDSHIRE
SG2 7EG

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Appendix Six

Site Asbestos Log

Any person carrying out work on the premises which will affect the buildings fabric or finishes must sign this record sheet to confirm that they have consulted, read and understood the asbestos log for the site.

It is essential that each time work is undertaken this procedure is implemented. If the plans of works change in anyway, the asbestos log must be consulted again.

Site asbestos log

Name	Company	Date

Site asbestos log

Name	Company	Date

Asbestos Inspection Report

Refurbishment Survey

Of

The Neeld Theatre
High Street
Chippenham
SN15 3ER

Appendix Seven

Survey Methodology & Limitations

A. Desk Top Review / Survey Planning

A.1 Desk Top Review.

A.2 As part of the Pre-Survey planning, GSE Ltd completed a Pre-Survey Questionnaire.

A.3 In order to comply with HSG 264 Asbestos: The survey guide, GSE Ltd carried out a Desk Top Study. The following information was requested from the client.

- Records of known asbestos materials
- Records of previous surveys / sampling reports
- Records of abatement works
- Records of Health & Safety files prepared to comply with CDM Regulations
- Copies of existing floor plans

A.4 Details of the information provided were recorded on the Desk Top Review Form.

A.5 The information gained from both the Desk Top Review and the Pre-Survey Planning was utilised in formatting the Survey Strategy.

A.6 Details provided were reviewed and where validated, have been relied upon in the formulation to the Survey Data.

A.7 The report is the result of the analysis of suspect materials and visual inspection.

A.8 Access was arranged with the client who enabled and provided all keys and access facilities to all necessary areas of the buildings.

A.9 The site survey was undertaken working all necessary hours to complete the works in the shortest programme duration possible with the least disruption.

A.10 It must be noted that the information contained within this report is compiled and dealt with in a number of sections to enable and give a complete overall assessment and conclusion when considering the asbestos materials positively identified and possible potential hazards.

It is therefore recommended that when passing information onto third parties such as contractors etc. the complete report be issued to ensure that all information is available to such responsible parties that they may consider all options and actions to be undertaken to so far as is reasonably practicable.

A.11 This report shall only be reproduced with the permission of GSE Ltd and the client, and only then if it is reproduced in full.

B. Survey Method

Survey Objectives

The objectives of this survey were to;

- locate and record, as far as is reasonably practicable, the presence of asbestos containing materials within the building. This may involve destructive investigation.
- produce a report for the client that is simple to understand, indicating the location and type of all presumed and identified ACM, including Material Assessments, photographs where necessary, recommendations and an Asbestos Register.
- collect samples of all suspect ACM for analysis, the results of which are shown in Appendix Two of this report. It is normal practice for surveyors to presume ACM in materials for which samples have already been taken and these areas will be referred to as "strongly presumed" and referenced to a previous sample.
- highlight areas that could not be accessed by the surveyor; these are listed in Section 3.0. Areas not accessed must be "presumed" to contain asbestos until further investigation proves otherwise.
- to assign a risk level for all ACM identified or presumed by using a simple algorithm as explained in HSG264.
- to provide notification information and recommendations for action that should be taken for any ACM found, taking into account algorithm score and the type of material.

Survey Methodology

In accordance with HSG264 Asbestos: The Survey Guide, the surveyor carried out the inspection by undertaking a preliminary walk-through. All reasonably practicable steps were then taken to access all areas for the purposes of identifying the location of ACM.

Unless otherwise agreed during the planning stages, the survey did not include breaking into sealed ducts, voids, floors etc. The client needs to therefore, remain aware that asbestos may be present in such areas should future invasive works be commissioned in future.

Samples were taken in accordance with best practice standards using dust suppression techniques to avoid asbestos fibres being released into the air by wetting with a spray mist or dampening with wet wipes. All samples were deposited in a sample bag and then double bagged within a second bag and given a unique identification number.

The samples were taken to a United Kingdom Accreditation Service (UKAS) accredited laboratory for the identification of asbestos type. The laboratory used a combination of techniques to identify the quantity and type of asbestos fibres in the samples including polarised light microscopy and dispersion colours as recommended in the HSE Guidance document HSG248.

Sampling Strategy

The object of carrying out sampling was to identify the nature and extent of any visible asbestos bearing material.

All sampling was undertaken causing the minimum possible nuisance and potential risk to health of building occupants and visitors.

Bulk Analysis Method

The analysis of the samples was subcontracted to a UKAS accredited laboratory. The samples are first examined under a low stereo-microscope, the fibres teased apart, and an estimate made of their concentrations. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining.

Visual Inspection and Sampling

A strategy has been established to keep to a minimum, the number of bulk / dust samples taken for analysis and hence minimise the cost of the survey. The strategy employs a combination of visual identification where a unique reference number will be given (e.g. Vis001) and also actual bulk sampling of suspect materials.

Where the surveyor suspected a material containing asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, then a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material (such as board or beam cladding) than all visually similar material in the same area must be assumed to contain asbestos.

Where a “NO ACCESS” is used, it indicates that the area specified was not accessible to the surveyor at the time of the survey (specialist contractor or equipment may be required). The client is advised to be alert to the possibility of there being asbestos based materials in such areas.

C. Survey Limitations

C.1 Whilst all asbestos materials have been identified as far as is reasonably practicable, it is now recognised that even with 'complete' access demolition surveys, that all ACM's may not have been identified and this may only become apparent during major alterations or demolition itself.

Asbestos may well be hidden as part of the building structure and not visible until the structure is dismantled at a later date. Products such as asbestos shuttering buried within concrete slabs, ACM's hidden behind structural supports, behind other asbestos products and building structures that are unsafe to fully access are all potential locations.

If at any time a suspect material is uncovered / identified post asbestos survey or during the scheduled refurbishment programme then the client must stop works immediately, restrict access to the affected area and contact GSE for clarification and or further testing.

Where suspect asbestos installations are found during the survey, it is not the policy of GSE to disturb this material in any way other than to take a representative sample. GSE cannot, therefore, take responsibility for the presence of asbestos behind an identified / suspected asbestos installation.

Debris from previous asbestos removal projects may well be present in some areas: unless specifically required during the contract review stage ad hoc dust sampling does not form part of this survey, however, all reasonably practicable methods will have been taken to identify visible asbestos debris.

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 Regulations 2012 of subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be to today's standard and therefore, debris may be present below new coverings.

C.2 Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained

C.3 Asbestos Containing Materials if detected and referred to as asbestos insulating board (AIB) or asbestos cement will be identified based on their visual characteristics and the surveyor's experience. To establish a definitive analysis, water absorption tests should be performed by a UKAS accredited laboratory.

C.4 Refurbishment surveys must ideally be undertaken in decanted premises since intrusive/destructive testing may be hazardous to health, therefore if the property is still operational / occupied during the inspection it is GSE policy to carry out an intrusive, non-destructive survey.

A further destructive inspection may be required at a later date when the building is fully decanted. Information regarding the occupancy status of the building(s) will be logged in section 2.0 “Additional Comments”.

C.5 Access for the survey may be restricted for many reasons beyond our control particularly if there are any hazardous areas of which we have not been previously advised such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and determined to be in the way of the surveyor, no access will be attempted until proof of its state is given. GSE Ltd has a duty to our surveyors under the Health & Safety at Work Act 1974 and to others.

GSE cannot be held responsible for any damage caused as part of this survey carried out on behalf of the client. Due to the nature and necessity of sampling for asbestos, some damage is unavoidable but will be limited to just that which is necessary for taking of the sample.

This report is produced solely for the benefit of the instructing party and must be made available to all tradesmen and contractors that will have access to the building for any reason, so that they can take appropriate recommendations and/or actions to protect themselves.

Notes on Plans

The plans supplied with this survey are for orientation and illustrative purposes only. They have not been drawn to scale and should not be used alone for the location and quantifying of asbestos containing materials.

They should be viewed in conjunction with the material assessment and photographs which will give information on quantities and locations. No responsibility shall be accepted for errors made in this respect.

For quick access to full ACM information including photographs, sizes & risk assessments; links have been created over each positive sample location. Viewing the report on a PC and by clicking on the positive sample location number, the client will be taken directly to the relevant photograph page found within Appendix 1. For ease of use the client can quickly navigate back to the plan by selecting ‘previous view’ from the right click menu, or by selecting Alt + ← (left arrow). The hyperlink function works on most Android and IOS devices, however navigation back to the previous pages may differ depending on each device.

D. Material Assessments

D.1 A refurbishment survey is designed to identify ACM requiring removal prior to building works. Although a total risk assessment is not required. It is GSE policy to provide a material assessment during the interim period should works be delayed and or the building(s) remain operational / occupied.

D.2 The material assessment is an assessment of the condition of the ACM and the possibility of it releasing fibres in the event of it being disturbed in some way. In accordance with HSG 264 an algorithm is used to carry out the material assessment. The algorithm shown in HSG 264 considers four parameters that will allow you to determine the risk from the ACM's identified within the survey. These four parameters are:

- Product type
- Extent of damage / deterioration
- Surface treatment
- Asbestos type

Each of the above criteria are scored and added together to give a total score between 2 and 12, assessing the significant potential to release fibres if disturbed.

High risk	> 10
Medium Risk	7 – 9
Low risk	5 – 6
Very low risk	2 – 4

D.3 The material assessment scores are produced by the application of the algorithm below:

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
	2	Asbestos insulating board, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos felt paper
	3	Thermal Insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where asbestos 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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

D.4 <u>Scoring of Material Assessment</u>

It is GSE policy to provide a material assessment during the interim period should demolition works be unexpectedly delayed or the building(s) remain in use.

The Material Assessment score indicates the potential for that material to release fibres; the higher the score, the greater the potential.

More than 10 – high potential (H)

The ACM's that fall into this category warrants immediate action as there is great potential that persons are being exposed to some levels of asbestos fibre contamination. In most circumstances immediate plans should be implemented for the removal of the ACM. If asbestos removal cannot be achieved immediately, the ACM should be sealed / encapsulated and or access restricted to the affected area prior to refurbishment works commencing

7 to 9 – medium potential (M)

The ACM's that fall into this category indicates that any slight deterioration in one of a number of contributory factors may result with asbestos fibre release. Normal wear and tear in a number of circumstances will result in an unacceptable deterioration of the ACM identified. If refurbishment works are delayed within an occupied building then the ACM should be sealed / encapsulated and or access restricted to the affected area.

5 to 6 – low potential (L)

The ACM's that fall into this category do not expose an imminent risk and the possibility of fibre release is low under existing conditions

2 to 4 – very low potential (VL)

The ACMs that fall into this category do not expose an imminent risk and the possibility of fibre release is very low under existing conditions

D.5 Non-asbestos materials have no potential to release asbestos fibres.

E. Recommendations

E.1 Dutyholder Responsibilities To Comply With Legislation If Asbestos Containing Materials (ACM's) Have Been Identified

To comply with and ensure that the requirements of The Control of Asbestos Regulations 2012 (CAR), Health & Safety at Work Act 1974, The Management of Health & Safety at Work (Amendment) Regulations 2006 and The Defective Premises Act 1972 it is proposed and recommended that the following are implemented and actioned.

That access and disturbance to all areas containing asbestos materials with a high risk be restricted immediately.

That all asbestos materials left in-situ within an occupied building and listed under high risk be the subject of removal / remedial action to be implemented immediately to render them safe. This action is to include all necessary environmental decontamination and cleaning as necessary.

That all remaining asbestos materials are clearly labelled with statutory warning labels if left in-situ.

That all removal and abatement works are undertaken and completed in compliance with a detailed specification and method statement for asbestos works.

That where asbestos materials are to remain in-situ then interim inspections are to be carried out to monitor and maintain the condition of the asbestos materials as far as is reasonably practicable.

That those employed by the client in management positions directly or indirectly having control of works related to asbestos materials within these premises are made fully aware of this report and all asbestos materials identified.

That all contractors and those who visit site to undertake any works be notified and made aware of this report and that asbestos materials are present prior to the undertaking of such works to enable suitable precautionary actions to maintain and reduce the risk to health.

That where asbestos materials are to continue to be used such as a gasket then asbestos safe working procedures be compiled for such works and or the contractor implementing such be required to submit a safe working procedure method statement prior to undertaking such works.

That asbestos airborne fibre monitoring be completed to all occupied areas where asbestos materials have been listed under high risk to identify if airborne fibres are being generated under prevailing conditions.

This monitoring should be maintained until the said asbestos materials are made safe by removal or abatement works.

That all notifiable asbestos removal / abatement works are undertaken by licensed asbestos removal contractor under the direct supervision of an appointed consultant and that all analytical attendance and monitoring be completed by a UKAS Accredited Laboratory.

E.2 Asbestos Management Plan

Regulation 4 (The Duty to Manage) of CAR 2012, places an obligation on the dutyholder to;

- take reasonable steps to find ACM and check their condition
- make a written record of the location and condition and keep it up to date
- assess the risk of exposure
- prepare a plan to manage that risk

Unless all asbestos identified is to be removed immediately following this report, in order to comply fully with Regulation 4 and manage the asbestos risks effectively, the dutyholder should develop an Asbestos Management Plan which addresses the following points;

- Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos on the premises
- Repair, seal or remove asbestos if there is a risk of exposure
- Maintain asbestos in a good state of repair and regularly monitor the condition
- Inform anyone likely to disturb asbestos of its location and condition
- Have arrangements in place so that work which disturbs asbestos complies with CAR 2012
- Review the plan at regular intervals and update if circumstances change

GSE Ltd is able to assist with developing the above documents should this be required.

The dutyholder must ensure that when any works are planned for this building that the contractor must be made fully aware of the content of this report and informed that the building is of an age where ACM may be encountered which they should take account of when preparing their risk assessments and method statements for their work.

Where it is necessary to carry out work on ACM it is recommended that unless the work can be shown to be low risk “Asbestos Essentials” designated work, then an HSE licensed contractor is engaged using operatives who have had suitable and sufficient training to carry out the work safely and in accordance with current legislation. Any air testing or verification work should be conducted by as UKAS accredited laboratory independently instructed by the dutyholder.

Duty holders need to understand that this report in itself is not an Asbestos Management Plan as required by the CAR 2012; the report, however, can be used to assist with the development of such a plan.