Report and Register

for a

Renovation or Demolition Survey

St Andrews Church
Radstock
Holcombe
BA3 5ES

No asbestos containing materials were identified

Dscn2184

Phil Collins
Asbestos Management

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Executive Summary

The boilers have nor been dismantled to check for asbestos gaskets etc as this is outside the scope of the survey.

In these circumstances it is normal to describe the boilers as a no access element of the report, which assumes a high risk automatically.

If the boilers are not dismantled there will be no possibility of fibre release. A competent plumber should be able to identify gaskets and rope that may contain asbestos when the boilers are being serviced.

Any suspect materials should be sampled and analysed at an independent laboratory.

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The survey was undertaken on
12 June 2018

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Current report compiled on the
14 June 2018

On the instructions of
C/o Gay Curtis.
St Andrews Church
Radstock
Holcombe
BA3 5ES

Signed

PGT Collins BSc Hons DipSurv MRICS

Dated: 14 June 2018

Contents

Introduction

Section 1

This report contains the findings of a
Refurbishment or Demolition Survey for compliance with The Control of Asbestos Regulations 2012

Undertaken by

Phil Collins BSc Hons DipSurv MRICS

Phil Collins is a Professional member of The Royal Institution of Chartered Surveyors
MRICS
and holds:-

British Occupational Hygiene Society

P402 Proficiency Certificate in Building Surveys and Bulk Sampling for Asbestos,
S301 Occupational Hygiene Module Asbestos and other fibres, (This covers all elements of the following proficiency certificates)

- P401 Identification of Asbestos in Bulk Samples (PLM)
- P402 Buildings Surveys and Bulk Sampling for Asbestos (including Risk Assessment and Risk Management Strategies)
- P403 Asbestos Fibre Counting (PCM)
- P404 Air Sampling and Clearance Testing of Asbestos
- P405 Management of Asbestos in Buildings

The Royal Society for the Promotion of Health

Certificate in Asbestos Inspection Procedures (with distinction)

The **CITB Construction Skills Certificate of Competence** giving UKAS Personal Certification under the NIACS scheme has been passed (Unfortunately this scheme has now been withdrawn).

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The scope of the works

Section 2

To undertake a refurbishment and demolition survey to the standards described in Asbestos: The survey guide (HSG264).

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The definition of a Refurbishment and demolition survey in Asbestos: The Survey Guide (HSG264) is:-

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This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that are difficult to reach. A refurbishment and demolition survey may also be required in other circumstances e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

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Purpose of works:

To assist with compliance with The Control of Asbestos Regulations 2012 Regulation 4

How to use the report.

Section 2a

Please ensure that the correct type of survey is be commissioned for the purpose. A Management Survey should not be relied on when undertaking demolition, major works or repairs. A Refurbishment or Demolition Survey should be commissioned for works of this nature.

Each asbestos, or, potentially asbestos containing material, will be assigned a numerical value. The following suffixes will denote the degree to which the materials have been identified.

Where it has not been able to gain access to a room or area, or where objects are identified that are known to have had asbestos used in their construction e.g fire doors or boilers.	**no**
Materials where it is not possible to positively state that no asbestos is present.	**p**
Materials that are known to contain asbestos via the experience of the surveyor.	**sp**
Materials where asbestos content has been proven by analysis of a sample at this site.	**pos**
Materials that have been proven to be asbestos free by analysis of a sample	**neg**
Materials that look like asbestos containing materials which in the opinion of the surveyor will be asbestos free. This is based on experience or information given on site by the client or occupiers.	**la**

All materials will be identified by their number while the suffix may change depending on

Asbestos containing materials are shown as a register or summary in section 5 with full details given in section 6 of the report. All asbestos or potentially asbestos containing materials are shown coloured in a red based colour (eg orange, red, or pink) on the plans in section 4.

Detail regarding **Non Asbestos containing and look alike materials** will be located in section 8. The plans showing the asbestos free materials will be found at section 4 coloured green.

The following page shows an example of a typical asbestos data sheet with the meaning or use of the detail.

An example of Full detail of asbestos data sheet and what it means.

Asbestos Containing Materials (Full Detail)								Section 6
						Asbestos Reference:		3 SP
Description:			**Decorative Textured Coatings**			*Photo*	*7458*	
Asbestos in textured finishes ceased in the early 1990's. As asbestos was generally added and mixed by hand the distribution of asbestos is frequently uneven, resulting in negative analysis of single samples even when asbestos is contained in the coating. To eliminate this spread sampling, of similar age and style of material will normally determine whether or not asbestos is contained within the coating. The product								
Location:			Ceilings of office number 5			Photograph		
Means of Attachment:			Glued					
Area / Volume:			120 sq m					
Licensed Material:			No					
Sample Number:			n/a					
Level of Identification:			This material has been strongly presumed to contain asbestos by visual appearance only					
Risk assessment of the Asbestos Containing Material only						Score		
Product Type:			Decorative textured coating				1	
Damage /Deterioration:			No Damage				0	
Surface treatment:			Enclosed Sprays & Lagging, Sealed AIB, A/C				1	
Asbestos type:			Chrysotile (White asbestos)				1	
						Total	3	
The material risk assessment indicates an asbestos containing material that is very low risk								
Priority Risk Assessment (combined Risk of the material in its location)								
Risk from the asbestos containing material (from above):						Very Low Risk		
Surveyors opinion of the accessibility of the material:						Low Accessibility		
Surveyors opinion of Number and frequency of occupants:						Low Occupation		
There is a low risk of fibre release from this material in its location.								
Recommendations:								
If any area becomes damaged and replacement or repair of the material is required the work may now be undertaken by an unlicensed contractor. However a risk assessment should be carried out and safe system of work introduced.								
Next Re-inspection Due:			30 December 1900					
Additional Comments:			None					

The identifying reference for this particular material used throughout the report. Suffix relates to identification of material see section 2a

Description of the asbestos containing material. This may include a guide to the actual asbestos content

***Where the material is located in the building. Marked on plan by a coloured area or line and asbestos reference such as* 1(suffix)**

How the material is attached (useful when it is to be removed).
An estimate of the amount of the material.
Do you need permission from HSE to work on the material .

How has the material been identified. Has a sample been taken?

The risk assessment of the material only.

The risk assessment of the material in this particular location.

Standard recommendations relating to this material.

For Compliance with CAR 2012 Reg 4.
Additional comments or observations from the surveyor.

Identification of asbestos containing materials

The level of identification will be categorised into: -

Identified. This means that the sample has been analysed at an accredited laboratory and the results found to be positive.

Strongly Presumed. This description may be used if other similar homogenous materials have been sampled and proved positive, or, if the surveyor has experience of similar materials that have been proven to contain asbestos.

Presumed. This description is used for any materials that have not been sampled and analysed, cannot be identified and there is no evidence to prove that the material is not asbestos. No access areas where an inspection was not possible also come into this category.

Risk Assessments

The Material Risk Assessment.

The material score uses a numerical algorithm to calculate a value to quantify the Potential Risk of fibre release based on guidance given in Asbestos: The Survey Guide. The full material assessment criteria follow overleaf. The material is scored from a variety of different categories including asbestos type and any damage. The scores are totalled to give a final risk assessment of the material.
This gives values within the following range:

High = 10 or more than	**Medium = 9 – 7**	**Low = 6 - 5**	**Very Low = 4 or less**

The Priority Risk Assessment.

In order to assess the full risk of the material releasing fibre the materials location and the use of this location should also be assessed.

Combining the elements of the Material Risk Assessment
Location / Accessibility
Use of the area (human occupation)

indicates the risk of the material releasing asbestos fibre in its location (The Priority Risk Assessment).

The perceived accessibility or vulnerability of the material is based on the opinion of the surveyor from observations while undertaking the survey. (Only the occupier of the building can be fully aware of the uses both proposed and current taking place in the building, Phil Collins Asbestos Management should be advised if assumptions are incorrect)

Example of how the Material Assessment Algorithm is calculated

Sample Variable	Score	Examples of scores	Example	
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, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	Asbestos Insulating Board	2
	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 boards, tiles, etc.		
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	Medium Damage	2
	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.	Exposed surface painted	1
	2	Unsealed AIB, or encapsulated lagging and sprays.		
	3	Unsealed lagging and sprays.		
Asbestos type	1	Chrysotile		
	2	Amosite	Amosite	2
	3	Crocidolite		

High = 10 or more than **Medium = 9 – 7** **Low = 6 - 5** **Very Low = 4 or less**

Total Fibre score 7

equates to medium risk.

Building Description

Renovation Survey
The 100 Room is to be converted to provide wc and tea point facilities.

External walls are dressed stone. The dividing wall to the church is timber. The floor is concrete. There is a ceiling that has been installed of supalux above which is the existing church ceiling. The top of the 100 room above the ceiling is of plywood sheeting allowing for further storage.

The existing tea point has a stainless steel sink with modern pad beneath. To the rear of the sink is a laminated chipboard panel.

Two Potterton kingfisher boilers are to remain. Pipework is copper and not insulated.

Three units to be attached to a solid wall in the vestry.
The walls are solid and plastered, the floor is solid with a non asbestos floor covering over.

Management Survey. (Remaining parts of the building)
The church is of traditional construction with elevations of dressed stone beneath a concrete tiled roof. The inner side of the roof is timber lined. The floor is part tiled and part parquet flooring.

Stained glass windows are fitted into stone mullions.

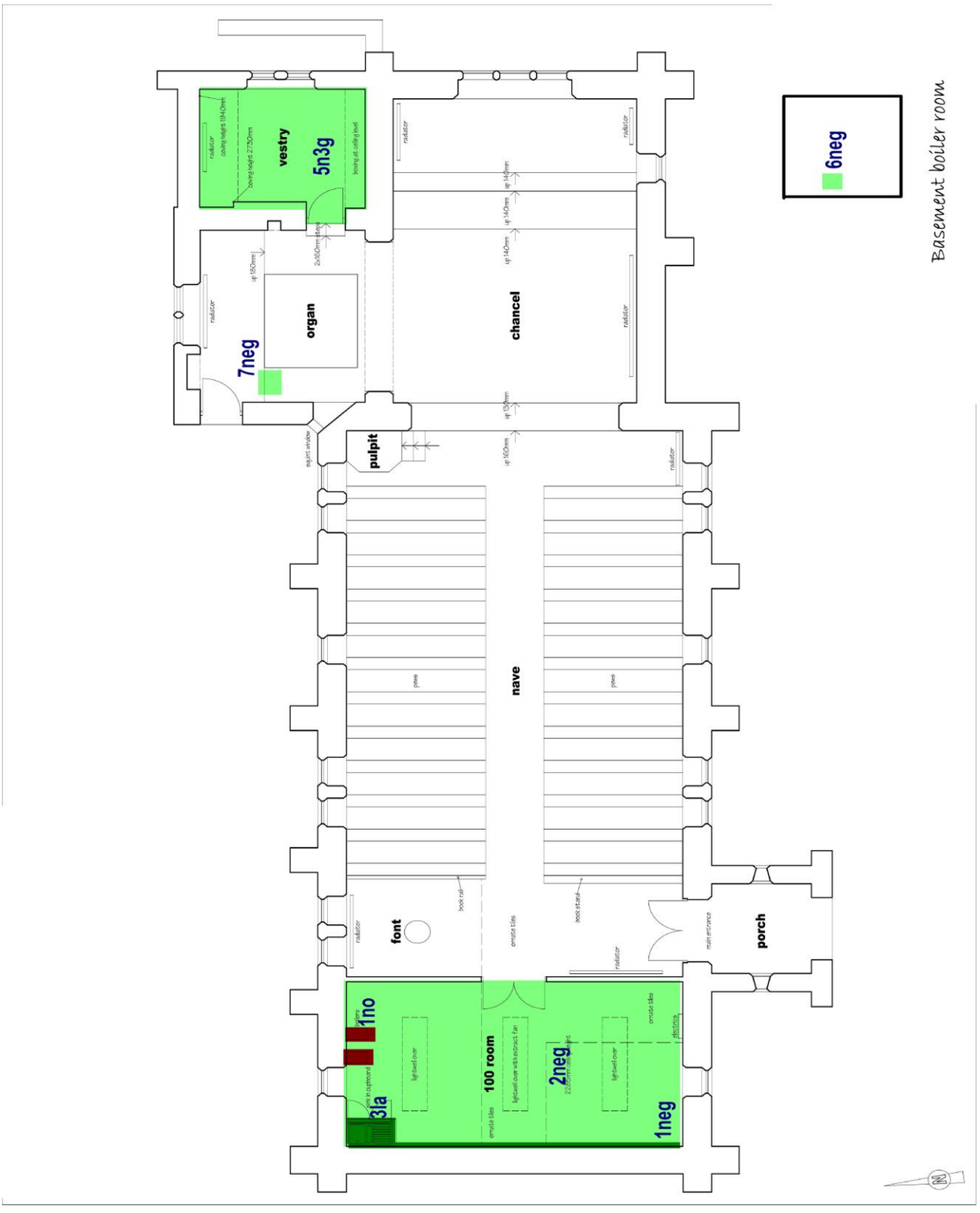
Heating is via the twin domestic boilers within the 100 room and feeding units within the main building.

The original bellows organ is retained. The blower box has been inspected and found to be clear of asbestos.

The vestry has plastered walls and ceilings. The floor covering is a vinyl sheet.

The boiler room is beneath the vestry with solid walls and a cast concrete ceiling. A redundant solid fuel boiler remains. the powdery white material within the boiler has been sampled with analysis showing no asbestos content.

Building Plans showing asbestos containing material locations



For identification only not to scale

Key

no	Materials where it is not possible to fully investigate.
p	Materials where it is not possible to definitively state asbestos free
sp	Materials strongly presumed to contain asbestos by experience of the surveyor
pos	Materials positively identified as containing asbestos by analysis of a sample
neg	Materials shown to be asbestos free by analysis of a sample.
la	Materials that are asbestos free but may resemble an asbestos containing material

Materials that have been analysed and proved to have asbestos content or those that have been presumed or strongly presumed to contain asbestos.

Register of Asbestos Containing Materials

Section 5

Page number	Room number or location	Product Type	Asbestos Type	Condition	Quantity	Overall Risk of material in its location	Reinspection Date
4 No	Existing Potterton kingfisher central heating boilers. To remain.	Boilers and Warm Air Heating Systems	Unknown, (no access)	Unknown, no access	Unknown	There is a low risk to health from this material in its location.	12/06/2019

Asbestos Containing Materials (Full Detail)

Section 6

Asbestos Reference: 4 No

Description: **Boilers and Warm Air Heating Systems** *Photo Dscn2188*

Asbestos rope, paper and insulating board may be found inside any of the above equipment. Twin skinned stainless steel flues may contain asbestos based insulation; jointing materials may also contain asbestos.

Location: Existing Potterton kingfisher central heating boilers. To remain.

Means of Attachment: Encased within object

Area / Volume: Unknown

Licensed Material: Potentially Yes

Sample Number: N/a

Level of Identification: This material has been presumed to contain asbestos since access was not possible.

Risk assessment of the Asbestos Containing Material only		Score
Product Type:	Unknown, no access	3
Damage /Deterioration:	Unknown, no access	3
Surface treatment:	Unknown, no access	3
Asbestos type:	Unknown, (no access)	4
	Total	13

The material risk assessment indicates an asbestos containing material that has a potential high risk of fibre release.

Priority Risk Assessment (combined Risk of the material in its location)	
Risk from the asbestos containing material (from above):	Potential High Risk
Surveyors opinion of the accessibility of the material:	Difficult Accessibility
Surveyors opinion of Number and frequency of occupants:	Low Occupation

There is a low risk to health from this material in its location.

Recommendations:

This equipment will be inspected during periodic maintenance by corgi-registered engineers. As such they will have received asbestos awareness training and will advise on the status of the product within.

Next Re-inspection Due: 12 June 2019

Additional Comments: None

Materials that have been analysed and proved to have no asbestos content or those that resemble asbestos containing materials but are asbestos free.

Materials that have been proved to be asbestos free by analysis or those that look like asbestos containing materials

Section 7

Location Dscn2185 Wall board	**Material Reference 1 Neg**
Material description Fire resistant board asbestos free	
Sample number, if sampled 1	
Analysis result, or, surveyors opinion if 'look alike' A Material Sampled and analysed showing no asbestos	

Location Dscn2186 Ceiling board	**Material Reference 2 Neg**
Material description Fire resistant board asbestos free	
Sample number, if sampled 2	
Analysis result, or, surveyors opinion if 'look alike' A Material Sampled and analysed showing no asbestos	

Location Dscn2187 Beneath stainless steel sink pad	**Material Reference 3 La**
Material description Modern asbestos free sink pad.	
Sample number, if sampled N/a	
Analysis result, or, surveyors opinion if 'look alike' A look alike material that does not contain asbestos	

Location Dscn2190 Vestry. Floor covering.	**Material Reference 5 Neg**
Material description Asbestos free vinyl floor covering	
Sample number, if sampled 5	
Analysis result, or, surveyors opinion if 'look alike' A Material Sampled and analysed showing no asbestos	

Materials that have been proved to be asbestos free by analysis or those that look like asbestos containing materials

Section 7

Location Dscn2192 Boiler room within boiler	**Material Reference 6 Neg**
Material description Asbestos free lagging type material.	
Sample number, if sampled 6	
Analysis result, or, surveyors opinion if 'look alike' A Material Sampled and analysed showing no asbestos	

Location Dscn Organ Blower Box	**Material Reference 7 La**
Material description Replacement non asbestos lining	
Sample number, if sampled N/A	
Analysis result, or, surveyors opinion if 'look alike' A look alike material that does not contain asbestos	

Analysis Report from Independent UKAS Accredited Laboratory

G&L Consultancy Ltd
Specialists in Asbestos Management

BULK MATERIAL SAMPLE REPORT

Reference No:	J069727	Client Order No:	N/A
Date Received:	14 Jun 2018		
Client Name and Address:	Phil Collins Asbestos Management, Foxmoor Business Park, Wellington TA21 9PH		
Site Address:	St. Andrews Church, Holcombe, Radstock, Somerset BA3 5ES		
Sampling Officer:	Phil Collins Asbestos Management		
Date of Analysis:	14 Jun 2018		
Analyst:	Helen Madhu		
Approving Officer:	Keith Parker	Signed:	
Issue Date:	15 Jun 2018		

ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
1	BS082019	Wall board - Insulating board	No Asbestos Detected	Not Applicable
2	BS082020	Ceiling board - Insulating board	No Asbestos Detected	Not Applicable
5	BS082021	Vestry floor covering - Vinyl flooring	No Asbestos Detected	Not Applicable
6	BS082022	Boiler room within boiler - Lagging	No Asbestos Detected	Not Applicable

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929
Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

Documentation for Asbestos Containing Materials that have now been removed from the site.

None

Limitations and Exclusions

Section 10

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

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

Asbestos materials existing within areas not specifically covered by this report are outside the scope of the survey.

Sealed ducts and voids are outside the scope of the survey. No responsibility is accepted for the presence of asbestos in voids (floor, under floor, wall or ceiling) other than those opened up during the survey.

Materials may be hidden or obscured by other items or cover finishes (eg paint, over boarding etc). Where this is the case then its detection will be impaired.

Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

Where an area has been previously stripped of asbestos (eg plant rooms, ducts etc) and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

Where an area has not been inspected it will be due to No Access for one reason or another (eg working operatives, sensitive location or just simply no access).

Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act (1974) for both themselves and others.

In a building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of this survey should be treated with caution and sampled accordingly or presumed to be asbestos containing.

Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.

Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per their instructions and guidance at that time.

Phil Collins Asbestos Management cannot accept any liability for loss, injury, and damage or penalty issues due to errors or omissions within this report.

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

A limited inspection will be carried out of any pipe work concealed by overlying non-asbestos insulation. Inspection of pipe work will be restricted to the insulation visible. The presence of debris to pipe work, which is not readily visible or which would require the removal of all the non-asbestos insulation, is considered outside the scope of this survey.
During the analysis of samples, materials will be referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone.

We have not been notified of the presence of ducts, voids or other enclosed areas that require the use of specialist equipment for access. Access equipment to reach 3.0m safely is used; we have not been advised of the need for any additional access equipment. Any requirement for specialised access equipment has been specifically excluded unless otherwise stated.

We have not reported on concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Where samples have been taken no examination has been made beyond the sampled item.

It is not generally possible to inspect beneath plaster coated materials.

Samples have not been collected from locations where the material integrity of the application will be affected (such as gaskets, skylights etc).

Applied floorings (eg carpets) have not been fully lifted during this survey. Representative areas will have been investigated

Electrical or other live installations or plant, where live during the survey, have not been inspected.

Any traditionally constructed building built after 1900 should be presumed to have a damp proof course even if it is not visible; some felts have been found to contain asbestos. It should be considered that all damp proof membranes are asbestos containing.

Although this report may be copied and or reproduced for the purpose of management of asbestos by the client or their agent, the copyright of all documents and material prepared by us will remain with Phil Collins Asbestos Management unless otherwise agreed.

Survey reports are specific to the client and the purpose for which they were intended. No responsibility is accepted for reliance placed on reports commissioned for another purpose. Management surveys should not be relied on for demolition or major refurbishment works.

Every reasonable practical effort has been made to find all asbestos elements on site. However, due to the complex usage of asbestos in building materials, it may be possible that some asbestos containing materials may go undetected. An asbestos survey should only be deemed as an indicator to asbestos on site, never as an absolute record. Therefore responsibility cannot be accepted for any