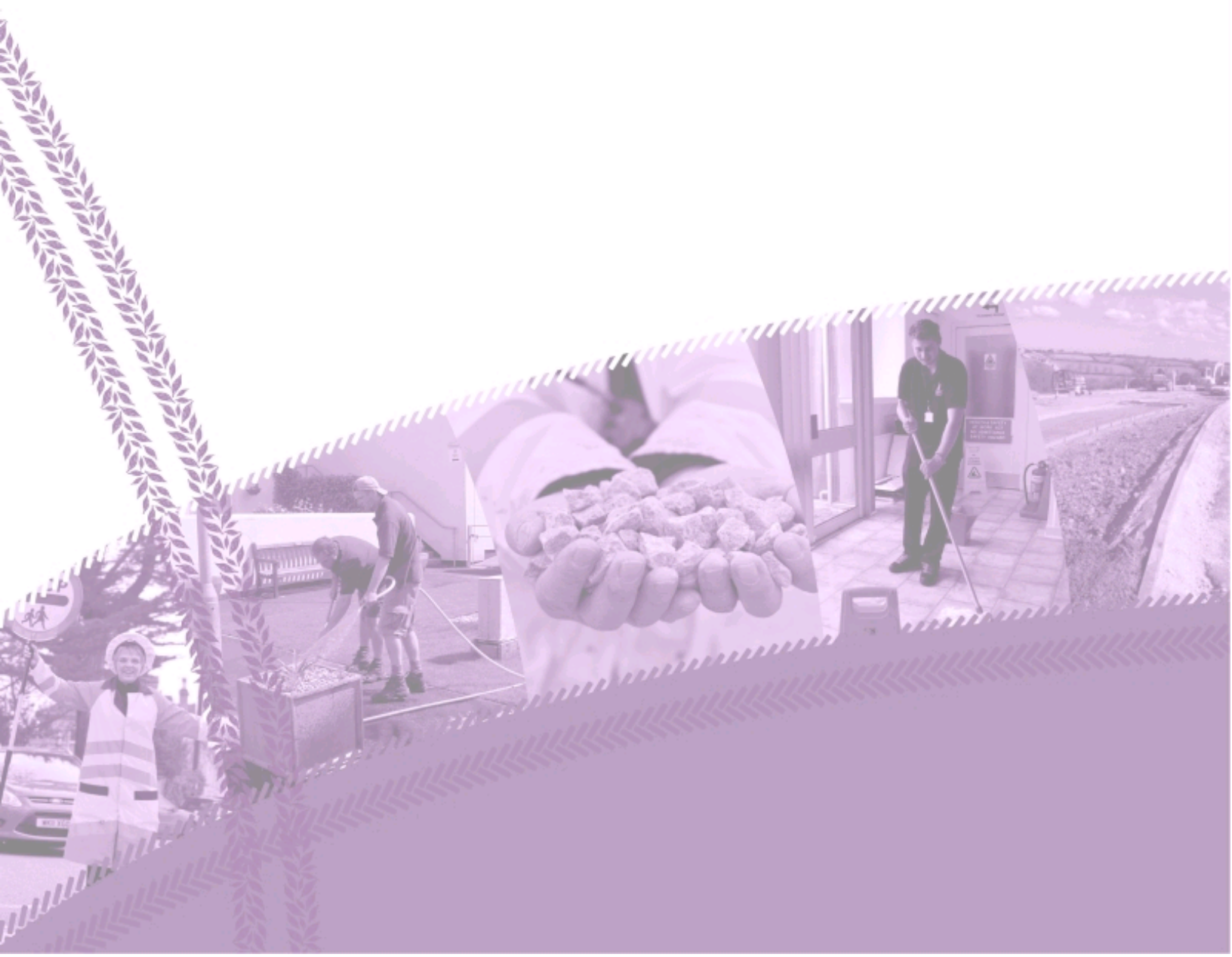




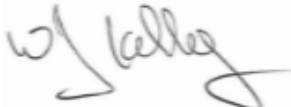
Wadebridge School  
Gonvena Hill  
Wadebridge  
Cornwall  
PL27 6BU

## Asbestos Refurbishment Survey Report

Report No: J001336  
UPRN: 4153  
Engineering Services Laboratory



### Issue and Revision Record

Revision	1	Revision Date	27 Feb 2015
Originator	Rosalind Pascoe	Signature	
Checked	Paul Laban	Signature	
Lead Surveyor	William Kelley	Signature	
Purpose of Issue	Initial Revision		

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## Executive Summary

A refurbishment survey, carried out in accordance with Health & Safety Executives publication HSG264 'Asbestos: The survey guide' <sup>(1)</sup> and the in-house 'Asbestos Surveying Technical Procedure A1', has been conducted on part of Block 1 at Wadebridge School. The survey was carried out by CORMAC Solutions Ltd Engineering Services Laboratory on behalf of Wadebridge School on 17th February 2015.

The purpose and aim of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspected Asbestos Containing Material's (ACM's) in the areas surveyed which could be damaged or disturbed during the proposed work. Representative samples were collected and analysed using polarised light microscopy. Other similar homogenous material used for the same purpose was also presumed to contain asbestos (strongly presumed).

The survey was undertaken prior to re-roofing part of Block 1.

Asbestos was identified within the coated fibreboard ceiling panels in Block 1, Store 060.

It should be noted that the Coated fibreboard ceiling panels within Block 1, Store 060 were found to have medium damage.

Samples of Insulating Board and Roofing Felt were also taken but found not to contain asbestos following laboratory analysis.

If the asbestos material(s) identified during the survey may be affected by the proposed work then they must be removed by a specialist contractor following the relevant legislation and guidelines.

Excluded areas (areas outside of the survey limits) were:

- Any other areas of the site not listed above or shown on the Client Brief Plan

Inaccessible Areas

The areas included in the survey brief that could not be accessed were:

- Store 058A, no access above fixed ceiling.
- Store 060, limited access above Coated fibreboard ceiling panels.

It must be assumed that all inaccessible areas contain ACMs until proven otherwise. See recommendations/comments.

## 1. Introduction

A refurbishment survey has been completed to identify Asbestos Containing Materials (ACM's) within part of Block 1 at Wadebridge School. This report presents the findings of the survey and bulk analyses, and identifies the risks associated with the materials in the form of a series of material assessment algorithms.

This survey assesses the risk of the ACM's to release airborne fibres when subjected to standard disturbance. It does NOT constitute a full risk assessment or management plan.

## 2. General

### 2.1 Client

The survey was commissioned by: -

Client's Representative:

Address:

Phil Luke  
Wadebridge School  
Wadebridge School  
Gonvena Hill  
Wadebridge  
Cornwall  
PL27 6BU

### 2.2 Survey Consultant

The survey was conducted by: -

Engineering Services Laboratory  
Radnor Road  
Scorrier  
REDRUTH  
TR16 5EH

### 2.3 Surveyors

The surveyors performing the survey were: William Kelley

### 2.4 Date of Survey

The survey was carried out on: 17th February 2015

## 3. Survey Details

### 3.1 Site Address

Wadebridge School  
Gonvena Hill  
Wadebridge  
Cornwall  
PL27 6BU

### 3.2 Site Description

The building is a purpose built school, comprising of a block built construction with a flat roof.

### 3.3 Survey

#### 3.3.1 Survey Request

A refurbishment survey was requested prior to the proposed re-roofing to part of Block 1.

#### 3.3.2 Purpose, Aims & Objective

The aim of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspected Asbestos Containing Material's (ACM's) in the areas surveyed which could be damaged or disturbed during the proposed work. The purpose of the survey was to report on the location and condition of the suspected ACM's to enable the Client to comply with their duty to manage Asbestos.

#### 3.3.3 Method & Type

The survey was conducted in accordance with the Health & Safety Executives publication HSG264 'Asbestos: The survey guide' <sup>(1)</sup> and the in-house 'Asbestos Surveying Technical Procedure A1'.

The type of survey performed was a Refurbishment Survey.

#### 3.3.4 Variations or Deviations

No variations or deviations from the In-House Procedure were recorded at the time of the survey.

### 3.4 Areas Included in Survey

The areas included in the survey were:

- See Table 3 in Appendix A.

### 3.4.1 Inaccessible Areas

Inaccessible areas encountered during the time of the survey, for which no information has been obtained were:

- See Table 3 in Appendix A.

It must be assumed that all inaccessible areas contain ACMs until proven otherwise. See recommendations/comments.

### 3.5 Areas Excluded From Survey

The areas excluded from the survey (i.e. not reasonably practicable to access during the survey):

- 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;
- voids where coverings/ceilings are asbestos.
- within live electrical equipment/ general equipment where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.

Any inaccessible/excluded areas must be presumed to contain asbestos, unless there is strong evidence that it does not. If access is required to these items the client must provide access or isolation certificates before concealed areas or live appliances and plant are inspected.

### 3.6 Bulk Samples

Samples of suspected ACM's were taken from the property. Where appropriate, representative samples were taken of any materials that may be confused with ACMs. If suitable, sample stickers bearing the individual sample's unique number, will have been applied to the point of sampling, for future reference

Products that were very unlikely to contain asbestos or have asbestos added were not sampled (e.g. wallpaper, plasterboard etc.)

Any samples taken were returned to the laboratory for analysis by Polarised Light Microscopy (PLM) using a documented In-House Procedure, No: A3 'Bulk Analysis', based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' (2) – results of which can be found in Appendix D.



## 4. Survey Results

### 4.1 Bulk Sample Analyses

Completed Bulk Sample Analysis Test Report Sheets for all samples taken are contained in Appendix D.

### 4.2 Suspect ACM Location (Table 1 & 2)

All samples taken, together with other homogenous material, which were strongly presumed & presumed on site to be of the same material components are summarised in Table 1 & 2 (Appendix A). This shows the location of the sample, product and Asbestos type together with the extent of the material present in the building.

### 4.3 Survey Plans

Plans showing the extent of the survey are enclosed in Appendix B. They should be regarded as 'sketch-plans' and are intended to provide a visual appreciation of the buildings/areas surveyed, together with locations where samples were taken. They should not be considered as being accurate, scaled drawings.

The plans have been annotated showing an approximate location of the samples together with their unique sample number. These can be cross referenced against the sample test report sheets and survey report sheets.

Areas/rooms with ACM's; both licensable and non-licensable are highlighted on the plan along with any inaccessible areas.

### 4.4 Photographs

At the time of sampling, representative photographs were taken to accompany the survey plans (Appendix C).

## 5. Material Assessments

### 5.1 General

The duty to manage under CAR (Control of Asbestos Regulations) <sup>(3)</sup> requires a written plan to be produced, specifying the measures to be taken to control and manage the risk from identified and presumed ACM's. An important stage of this process is to assess the potential for fibre release of each ACM found. To help make the assessment in a structured and recordable way, a standard material assessment algorithm has been developed (HSG 264) <sup>(1)</sup>.

### 5.2 Material Assessment Algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to standard disturbance are:

- product type;
- extent of damage or deterioration;
- surface treatment; and
- asbestos type.

Each parameter is scored as: high = 3, medium = 2 or low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as crocidolite, unless analysis of similar samples from the building shows a different asbestos type, or there is a reasoned argument that another type of asbestos was almost always used.

The potential for fibre release, based on the total score for each ACM, are assessed accordingly:

Assessment Score	Potential for Fibre Release
> 10	high
7 to 9	medium
5 to 6	low
< 4	very low

Non asbestos materials are not scored.

Results of the Material Assessment Algorithms are reported in Table 1 (Appendix A). (Where none of the samples contained asbestos, there will be no Material Assessment Algorithms).

## 6. Recommendations/Comments

Asbestos was identified within the coated fibreboard ceiling panels in Block 1, Store 060.

It should be noted that the coated fibreboard ceiling panels within Block 1, Store 060, Store were found to have medium damage, it is recommended that this material should be repaired and encapsulated if it does not require removal as part of the planned work.

Samples of Insulating Board and Roofing Felt were also taken but found not to contain asbestos following laboratory analysis.

Access was not possible above the fixed ceiling in Store 058A.

It must be assumed that all inaccessible areas contain ACMs until proven otherwise. It is therefore recommended that the client should arrange access to any inaccessible areas encountered during the survey if they may be affected by the proposed work.

Where asbestos is detected, presumed or strongly presumed and may be damaged or disturbed during the planned work, then it must be removed prior to commencing the work.

The type of asbestos containing materials (ACM's) detected included materials that are classed as notifiable / licensable, therefore only licensed asbestos removal contractors may work on or remove this type of material and will have to notify the Health and Safety Executive at least 14 days prior to any work.

For the purpose of this report, the attached plans must be used when referencing the information within the tables. It should be noted that other asbestos materials may exist within a room where we have not been requested to survey and therefore report on i.e. asbestos floor tiles will not have been reported where we have only been requested to survey a ceiling void. Any contractors working on the site should also familiarise themselves with the Asbestos Register which includes other asbestos items identified within the property.

If any of the (ACM's) detected during the survey needs removing then this office can make any necessary arrangements.

## 7. Restrictions/Exclusions

- i. The survey was limited to those areas accessed at the time of the inspection;
- ii. The survey has 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;
- iii. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation;
- iv. Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.
- v. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

As such, extreme caution should therefore be exercised where disturbing any potential asbestos based products. If in doubt further information should be sought before proceeding.

This survey assesses the risk of the ACM's to release airborne fibres when subjected to standard disturbance. It does NOT constitute a full risk assessment or management plan.

Surveyed By: William Kelley  
Survey Date: 17th February 2015

Authorised By: Paul Laban  
Date Authorised: 27 Feb 2015

## References

- (1). HSG 264 'Asbestos: The survey guide' - Health & Safety Executives publication 2010
- (2). HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'. Health & Safety Executives publication 2005.
- (3). Control of Asbestos Regulations (CAR) 2012.

## APPENDIX A

### TABLE 1, 2 & 3

(SUSPECT ACM LOCATIONS AND AREAS ACCESSED)

Table 1: Asbestos Containing Materials (including presumed materials not sampled)

B	F	R	Room Description	Sample Ref. No:	Material Location	Approx. Quantity (m <sup>2</sup> )	Product Type	Asbestos Type	Surface Treatment	Condition	Material Assem't Score	Accessibility	Comments
1	0	060	Store	AD000852	Coated fibreboard ceiling panels in void above suspended ceiling	2m <sup>2</sup>	Asbestos Insulating Board	Chrysotile	Unsealed	Medium Damage	7	Usually inaccessible or unlikely to be disturbed	

KEY: B = Block, F = Floor, R = Room, P = PRESUMED, AS = AS PREVIOUS SAMPLE. Accessibility - based on surveyors opinion.

Table 2: Suspect Asbestos Containing Materials found not to contain asbestos

B	F	R	Room Description	Sample Ref. No:	Material Location	Material Type	Product Type	Comments
1	0	051	Graphics	AD000853	Insulating Board, lower section of skylights	No Asbestos Detected	Insulating Board	
1	0	073	Science	AD000854	Insulating Board, bottom of skylight upstands x4	No Asbestos Detected	Insulating Board	
1	E	ext	Block 1	AD000855	Roofing felt taken from above 0/062	No Asbestos Detected	Reinforced Composite	



Table 3: Areas inspected & areas not accessed  
(please note areas not listed below or recorded as no access should be assumed to contain asbestos until proven otherwise)

B	F	R	Room Description	Area/s requested to be Inspected including areas not accessed & reason
1	0	042	Circ.	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	043	DTI	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	044	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	045	Sewing	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	046	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	047	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	048	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	049	Woodwork	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	050	Electrics	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	051	Graphics	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	052	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	053	Circ.	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	054	Woodwork	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	058	Art	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	058A	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed. No access above fixed ceiling
1	0	059	Exam store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	060	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed, with limited access above coated fibre board panels.
1	0	061	Art	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	062	Art	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	063	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	064	Kiln	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	065	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	066	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	067	Art	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	068	Food tech	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	069	Cookery	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	070	Circ.	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed

Table 3: Areas inspected & areas not accessed  
 (please note if not on this table or in area not accessed assume asbestos may be present until proven otherwise)

B	F	R	Room Description	Area/s requested to be Inspected including areas not accessed & reason
1	0	073	Science	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	074	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	075	Store	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	076	Science	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	079	Science	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	080	Science	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	0	084	Circ.	Refurbishment survey prior to re-roofing works skylight and ceiling void only accessed
1	E	ext	Block 1	Refurbishment survey prior to re-roofing works fascias, soffits, first layer of roofing felt accessed

## APPENDIX B

### SURVEY PLANS

Block 5  
Ground Floor

AD000852

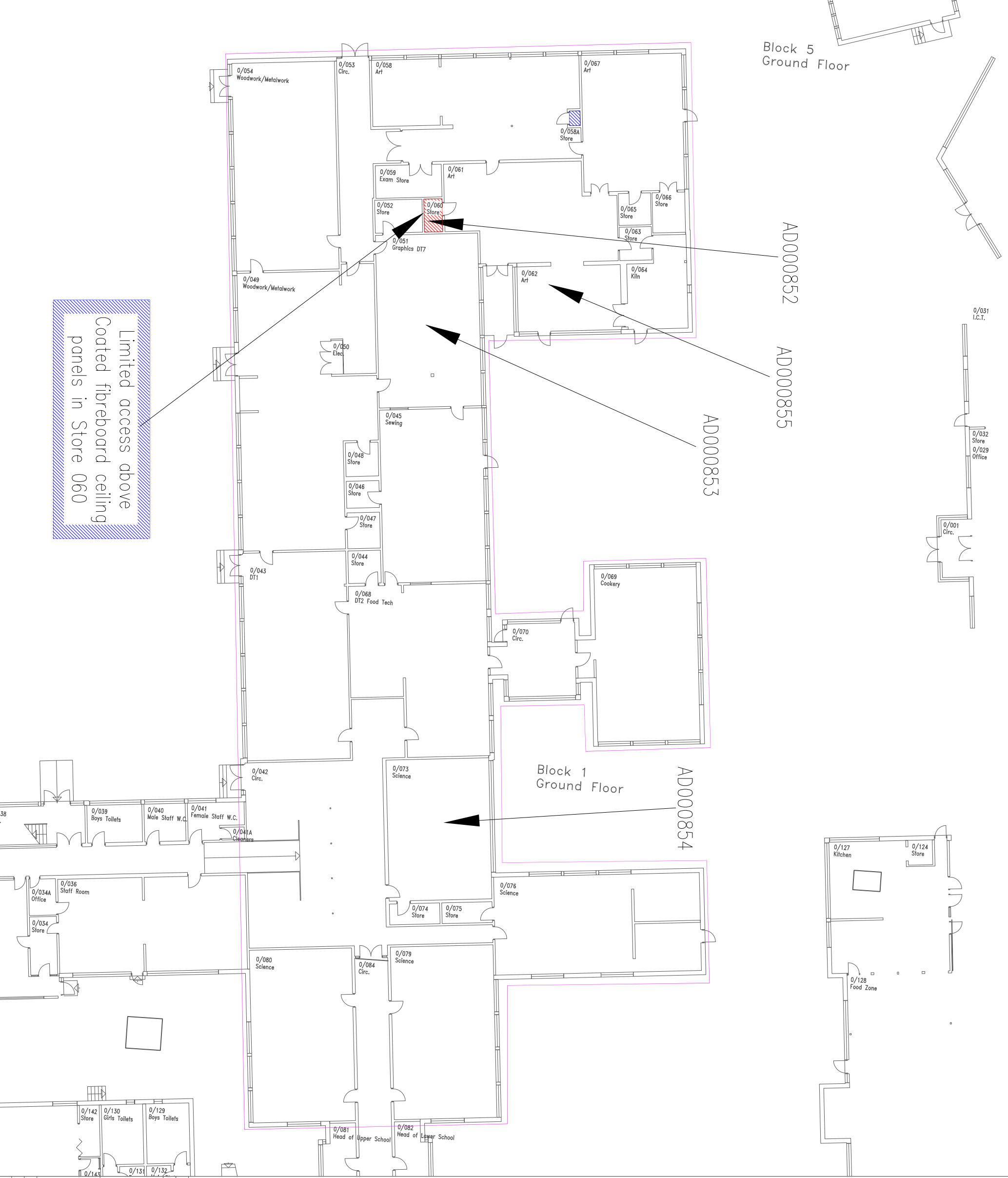
AD000855

AD000853

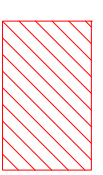
Block 1  
Ground Floor

AD000854

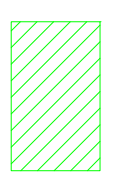
Limited access above  
Coated fibreboard ceiling  
panels in Store 060



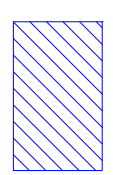
**Legend**



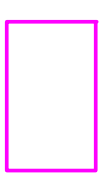
Licensable Asbestos  
Containing Materials



Non-licensable Asbestos  
Containing Materials



Inaccessible Areas



Survey Boundary



Rev	Description	Drawn	Chkd.	Date
00				

Property: <b>Wadebridge School</b> UPRN: 4153		Title: <b>Refurbishment Survey</b>	
Scale: NTS	Drawn: RP	Filename:	
Date: 18/02/15	Checked: PL	Drawing No:	1 of 1
Survey: 17/02/15	Job: J001336	Rev:	0

## APPENDIX C

## PHOTOGRAPHS

Item NO: 17 Block No. 1  
Floor No. 0 Room No. 060  
Sample Reference: AD000852  
Description: Coated fibreboard ceiling  
panels in void above suspended  
ceiling



Item NO: N/A Block No. 1  
Floor No. Room No. N/A  
Sample Reference: N/A  
Description: External Photo





## APPENDIX D

# BULK ANALYSIS REPORT

**ASBESTOS BULK SAMPLE ANALYSIS TEST REPORT**  
Job Number: J001336

In House Method based on HSG248

Scheme / Site:	Wadebridge School, Gonvena Hill, Wadebridge, Cornwall	Test Report No:	J001336
Location:	Various	Project No:	J001336
Date Sampled (Registered):	17 Feb 2015	Client Ref:	AD019310
Sampled By:	William Kelley, Cormac Solutions	Sample Cert No:	J001336
Date Received:	17 Feb 2015	Date Reported:	26 Feb 2015
Date Tested:	18 Feb 2015		
Tested By:	Jonathan Underwood		

Test Results

Sub Sample Number	Client Sample Number	Sample Type	Block	Floor	Room	Sample Details	Asbestos Type Present
AD000855		Reinforced Composite	1	E	ext	Roofing felt taken from above 0/062	No Asbestos Detected
AD000853		Insulating Board	1	0	051	Insulating Board, lower section of skylights	No Asbestos Detected
AD000852		Asbestos Insulating Board	1	0	060	Coated fibreboard ceiling panels in void above suspended ceiling	Chrysotile
AD000854		Insulating Board	1	0	073	Insulating Board, bottom of skylight upstands x4	No Asbestos Detected

KEY:

Sample Type: A = Adhesive, B = Bitumen, C = Cement, D = Dust/Debris, FB = Fibre Board, G = Gasket, IB = Insulating Board, I = Insulation, L = Lagging, M = Mastic, PL = Pipe Lagging, R = Resin, RF = Roof Felt, SP = Sink Pad, SC = Spray Coating, P = Paper, TC = Textured Coating, T = Textile, VFT = Vinyl Floor Tile, VFC = Vinyl Floor Covering, W = Wood, O = Other (detailed).

Asbestos Type: AM = Amosite, CH = Chrysotile, CR = Crocidolite, Trem = Fibrous Tremolite, Actin = Fibrous Actinolite, Anth = Fibrous Anthophyllite, AND = Asbestos Not Detected.

Remarks: Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on upon their asbestos content and visual appearance alone. Water absorbency checks on materials have not been carried out unless stated otherwise. Where this has been done, the test is outside the scope of UKAS Accreditation.

Where samples have not been taken by Engineering Services Laboratory, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports.

Client Name: Wadebridge School  
Client Phone No.: 01208 812881  
FAO: Phil Luke  
Address: Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU

Authorised Signatory:  
  
Paul Laban - Geoenvironmental Engineer