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# MANAGEMENT ASBESTOS SURVEY REPORT

1st Park Street Scout Hut  
Rear of 29-31 Birchwood Way  
Park street  
Herts  
AL2 2SU



CLIENT:  
JOB NUMBER:  
SURVEY DATE:  
REPORT DATE:  
ISSUE NUMBER:

1st Park Street Scout Group  
J027272  
24 Oct 2016  
28 Oct 2016  
1

## PERSONNEL & AUTHORISATION

LEAD SURVEYOR  
Robert Eldridge

REPORT AUTHOR  
Robert Eldridge

AUTHORISED BY  
James Brotherton

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## 1 – EXECUTIVE SUMMARY

### 1.1 – SURVEY DETAILS

This report is to be read in conjunction with the Asbestos Survey Supplementary Information Document containing: Survey Scope; Survey Methodology; Material Assessment & Survey Caveat.

Management survey of:	All normally accessible areas.
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### 1.2 – AREAS NOT ACCESSED

Access by the Vintec surveyors to the following specific areas was either not possible, or limited, at the time of the inspection. The reason for the access restriction has been stated alongside each record. All areas not accessed must be presumed to contain asbestos until shown otherwise.

Location	Description	Recommendations
Building: 1st Park Street Scout Group hut		
EXT - Externals	No access within store- no keys available at time of survey	Inspect prior to works

### 1.3 – HIGH RISK MATERIALS

The high risk materials identified in the survey can be summarised as follows:

Location	Description	Actions
NO HIGH RISK MATERIALS HAVE BEEN IDENTIFIED		

### 1.4 – URGENT ACTIONS REQUIRED

The following items have been identified as requiring urgent attention:

Location	None identified.
Description	None identified.
Actions:	None identified.



2 – ROOM DESCRIPTIONS

Location	Ceiling	Walls	Flooring	Windows & Sills	Pipe Work	Other
Building Name: 1st Park Street Scout Group hut						
0.01 - Store room	Timber	Cement, Timber	Floorboards	Not Present	Not Present	N/A
0.02 - Store room	Plasterboard, Timber	, Timber	concrete, Carpet	timber, timber	Not Present	N/A
0.03 - Main hall	Plasterboard	Cement	concrete, Modern Vinyl sheet	Plastic, Plastic	Not Present	N/A
0.04 - Toilets	Plasterboard, Timber	Cement, Timber	concrete, Modern Vinyl sheet	plastic, plastic	metal, Foam lagged	N/A
0.05 - Kitchen	Plasterboard, Timber	Cement, Timber	concrete, Modern Vinyl sheet	plastic, plastic	metal, Foam lagged	includes cupboard
0.06 - Store	Plasterboard, Timber	Cement, Timber	concrete, Timber	plastic, plastic	Not Present	N/A

External Notes	
Element:	Material:
Building Name: 1st park street scout hut	
Rainwater goods	Plastic & Metal
Undertile edging	Not Applicable
Fascia boards	Timber
Soffits	Timber
Roofing material	Felted flat roof
Porch Canopy	Timber
Garden	Garden present
Garden building(s)	Timber
Other	N/A



### 3 – ASBESTOS SUMMARY BY ROOM

Location	Sample ID	(S) Sampled/ (SP) Strongly Presumed/ (P) Presumed	Sample Description	Product Type	Extent	Accessibility	Condition	Surface Treatment	Asbestos Type	Material Score	Recommendations
Building Name: 1st Park Street Scout Group hut											
EXT - Externals	AX001074 - 13	S	Insulating board fascia panels to main roof line	Asbestos Insulating Board	20lm	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile + Amosite	6	Manage & Label
EXT - Externals	AX001074 - 14	SP	Insulating board Panels above and below windows	Asbestos Insulating Board	16m <sup>2</sup>	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile + Amosite	6	Manage & Label
EXT - Externals	P - 15	P	No access within store- no keys available at time of survey	Unknown	-	-	-	-	Presumed	0	Further Investigation required
0.01 - Store room	AX001072 - 2	S	Cement Wall panels	Asbestos Cement	12m <sup>2</sup>	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile	4	Manage & Label
0.03 - Main hall	AX001072 - 5	SP	Cement Wall panels	Asbestos Cement	30m <sup>2</sup>	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile	4	Manage & Label
0.04 - Toilets	AX001072 - 7	SP	Cement Wall panels	Asbestos Cement	16m <sup>2</sup>	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile	4	Manage & Label
0.05 - Kitchen	AX001072 - 9	SP	Cement Wall panels	Asbestos Cement	12m <sup>2</sup>	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile	4	Manage & Label
0.06 - Store	AX001072 - 12	SP	Cement Wall panels	Asbestos Cement	12m <sup>2</sup>	Occasionally likely to be disturbed	Low Damage	Surface Sealed	Chrysotile	4	Manage & Label



## 4 – NON-ASBESTOS FIBROUS MATERIALS

Location	Sample ID	(S) Sampled/ (SP) Strongly Presumed	Sample Description
Building Name: 1st Park Street Scout Group hut			
0.05 - Kitchen	AX001073 - 10	S	Bitumen pads to sink/drain



## 5 – ROOM PHOTOGRAPHS

Building Name: 1st Park Street Scout Group hut Floor Name: Ground Floor

0.01 -  
Store room



0.02 -  
Store room



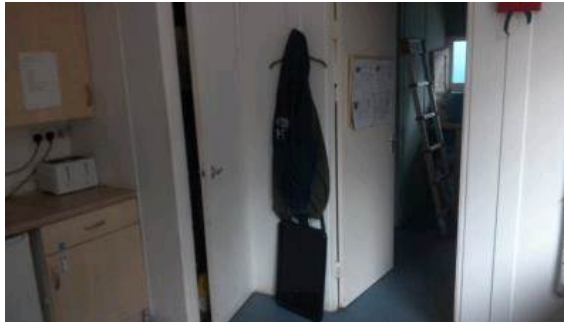
0.03 -  
Main hall



0.04 -  
Toilets



0.05 -  
Kitchen



0.06 -  
Store



## 6 – SAMPLE PHOTOGRAPHS

Building Name: 1st Park Street Scout Group hut Floor Name: Ground Floor

<p>LOCATION: 0.01 - Store room</p>	<p>LOCATION: 0.03 - Main hall</p>	<p>LOCATION: 0.04 - Toilets</p>
<p>SAMPLE ID: AX001072 - 2</p>	<p>SAMPLE ID: AX001072 - 5</p>	<p>SAMPLE ID: AX001072 - 7</p>
<p>PHOTOGRAPH:</p> 	<p>PHOTOGRAPH:</p> 	<p>PHOTOGRAPH:</p> 
<p>SAMPLE DESCRIPTION: Cement Wall panels</p>	<p>SAMPLE DESCRIPTION: Cement Wall panels</p>	<p>SAMPLE DESCRIPTION: Cement Wall panels</p>
<p>ASBESTOS: Chrysotile</p>	<p>ASBESTOS: Chrysotile</p>	<p>ASBESTOS: Chrysotile</p>
<p>RECOMMENDATION: Manage &amp; Label</p>	<p>RECOMMENDATION: Manage &amp; Label</p>	<p>RECOMMENDATION: Manage &amp; Label</p>



Building Name: 1st Park Street Scout Group hut Floor Name: Ground Floor

LOCATION:  
0.05 -  
Kitchen

SAMPLE ID:  
AX001073 -  
10



SAMPLE DESCRIPTION:  
Bitumen pads to sink/drain

ASBESTOS:  
No Asbestos identified

RECOMMENDATION:  
No Action Required

LOCATION:  
0.06 -  
Store

SAMPLE ID:  
AX001072 -  
12



SAMPLE DESCRIPTION:  
Cement Wall panels

ASBESTOS:  
Chrysotile

RECOMMENDATION:  
Manage & Label

Building Name: 1st Park Street Scout Group hut Floor Name: External

LOCATION:  
EXT -  
Externals

SAMPLE ID:  
AX001074 -  
13



SAMPLE DESCRIPTION:  
Insulating board fascia panels to main roof line

ASBESTOS:  
Chrysotile + Amosite

RECOMMENDATION:  
Manage & Label

LOCATION:  
EXT -  
Externals

SAMPLE ID:  
AX001074 -  
14



SAMPLE DESCRIPTION:  
Insulating board Panels above and below windows

ASBESTOS:  
Chrysotile + Amosite

RECOMMENDATION:  
Manage & Label

LOCATION:  
EXT -  
Externals

SAMPLE ID:  
NO ACCESS



SAMPLE DESCRIPTION:  
No access within store- no keys available at time of survey

ASBESTOS:  
Unknown

RECOMMENDATION:  
Further Investigation required



**1st Park Street Scout Group**  
**Rear of 29-31 Birchwood Way**  
**Park street**  
**St Albans**  
**Herts**  
**AL2 2SU**



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## TEST REPORT

Analytical Report Number	: J027272	Sample received on	: 25th October 2016
Sample submitted by	: Robert Eldridge	Analysis completed by	: 25th October 2016
Analysis requested	: Asbestos Identification.	Report issued on	: 28th October 2016
Client reference	: 1st Park Street Scout Hut, Rear of 29-31 Birchwood Way, Park street, Herts, AL2 2SU		
Report issue number	: 1		

Any sample location or detail provided with each sample appears with the results of analysis.

Analysed By:

Authorised By:

Ben Pillay (Bulk Analyst )

James Brotherton (Deputy Quality Manager)

For & on behalf of Vintec Laboratories Ltd.

For & on behalf of Vintec Laboratories Ltd.

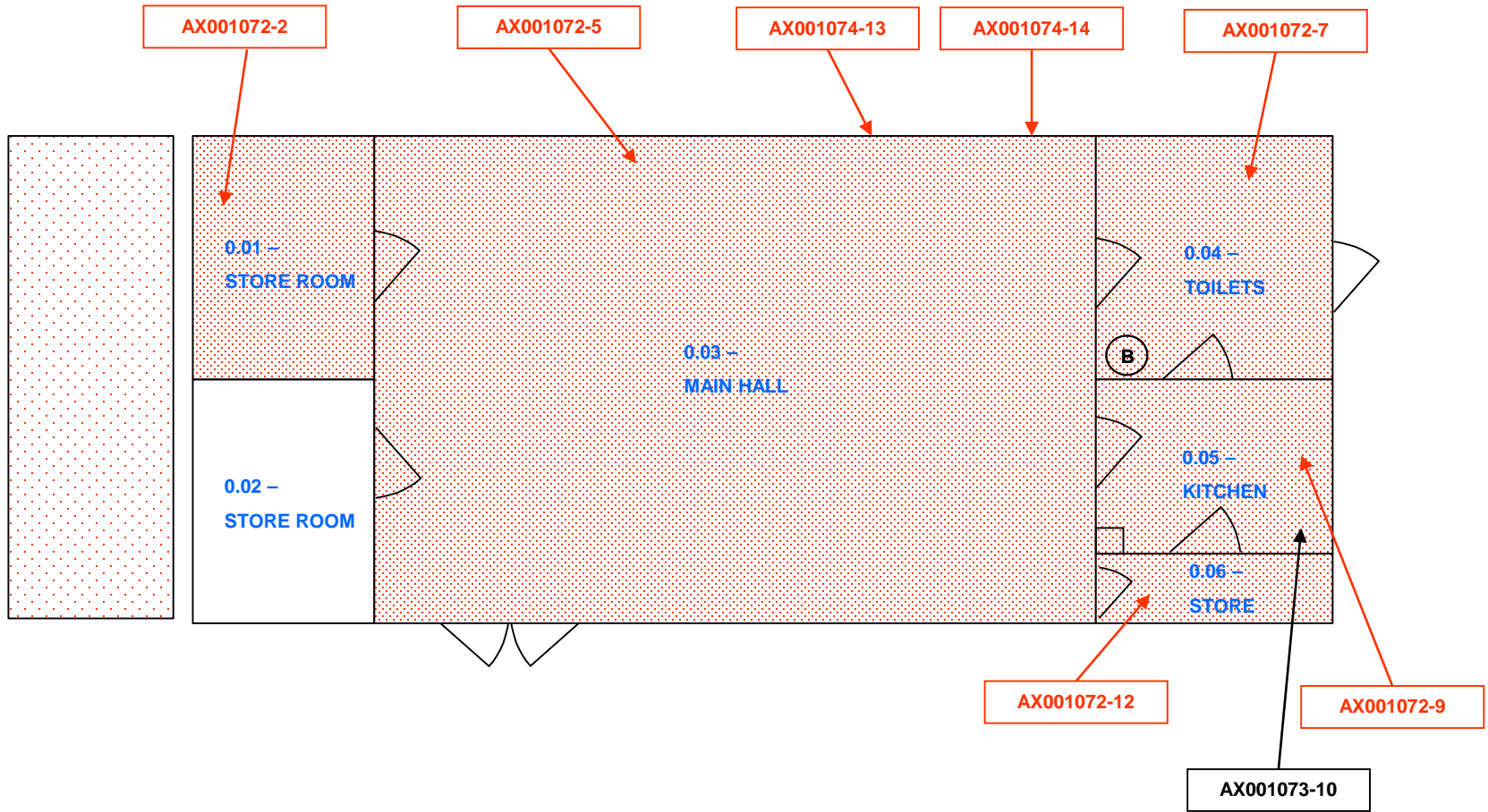
The analysis of samples submitted for asbestos identification is undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in house procedure P008 and HSG248. Asbestos is defined in the Control of Asbestos Regulations 2012 as any of the following naturally occurring fibrous silicate minerals : Crocidolite, Amosite, Chrysotile, Actinolite, Anthophyllite and Tremolite. Most commonly found are the following: CROCIDOLITE (Blue Asbestos), AMOSITE (Brown Asbestos) and CHRYSOTILE (White Asbestos). Those contemplating any form of work involving asbestos should refer to the Approved Code of Practice published by the Health & Safety Executive. VEM stores samples for six months following date of reporting unless instructed otherwise. VEM offers no guarantee of the accuracy of reported sample locations as supplied with sample by clients. Sampling conducted by clients falls outside the scope of VEM's bulk sampling accreditation.


In certain types of sample where very small quantities of asbestos may be present we advise on the possibility of unidentified and unreported asbestos being present in trace quantity, however small. We advise this principally in relation to textured paint samples, sometimes referred to by the trade name 'artex', thermoplastic floor tiles or linoleum, and bitumen based samples including roofing felts, acoustic pads etc. This uncertainty arises from the fact that analysis is normally based on the treatment and examination of a small proportion of the supplied sample, which leaves open the possibility that small traces may remain unreported. Where only one or two fibres have been identified within a sample, this will be reported as 'trace asbestos identified'.

The above results relate only to the items submitted for testing. This report should not be reproduced except in full, without the written approval of the laboratory.

**Analytical Report Number** : J027272  
**Client** : 1st Park Street Scout Group  
**Client Reference** : 1st Park Street Scout Hut, Rear of 29-31 Birchwood Way, Park street, Herts  
**Report Issue Number** : 1

Sample ID/Item Number	Sample Description	Location	Asbestos Content	Comments
Building Name: 1st Park Street Scout Group hut				
AX001074 - 13	Insulating board fascia panels to main roof line	EXT - Externals	Chrysotile + Amosite	
AX001072 - 2	Cement Wall panels	0.01 - Store room	Chrysotile	
AX001073 - 10	Bitumen pads to sink/drain	0.05 - Kitchen	No Asbestos Detected	



<b>CLIENT:</b>	
1 <sup>ST</sup> PARK STREET SCOUT GROUP	
<b>PROJECT REFERENCE:</b>	
J027272	
<b>DATE:</b>	
24/10/16	
<b>DRAWING NUMBER:</b>	
1 OF 1	
<b>SITE ADDRESS:</b>	
1 <sup>ST</sup> PARK STREET SCOUT HUT PARK STREET HERTS AL2 25U	
<b>LOCATION:</b>	
GROUND FLOOR	
<b>KEY:</b>	
	KNOWN OR STRONGLY PRESUMED ASBESTOS CONTAINING MATERIAL.
	NO ACCESS. PRESUMED ASBESTOS CONTAINING MATERIAL.
01	IDENTIFIED POSITIVE OR PRESUMED POSITIVE SAMPLE.
01	IDENTIFIED NEGATIVE OR PRESUMED NEGATIVE SAMPLE.
	BEYOND SCOPE OF INSPECTION
<b>NOTES:</b>	
*THIS DRAWING WAS PRODUCED BY VINTEC & IS NOT NECESSARILY TO SCALE.	
 <b>Vintec</b> Building Research Establishment, Bucknalls Lane, Garston, Watford, Herts WD25 9XX t: 01923 661 144 f: 01923 661 115 e: info@vinteclabs.com	

## **APPENDIX 2 – SUPPLEMENTARY INFORMATION**

**J027272**

**Management Asbestos Survey**

**1<sup>st</sup> Park Street Scout Group**

**Rear of 29-31 Birchwood Way**  
**Park Street**  
**Herts**  
**AL2 2SU**

## **CONTENTS**

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## **SCOPE OF SURVEY**

The survey has been undertaken to identify, as far as is reasonably practicable, the presence and extent of any Asbestos Containing Materials (ACM s) at the site and to assess their condition. The survey has been undertaken with appropriate reference to the Health and Safety Executive (HSE) Guidance document HSG264 'Asbestos: The Survey Guide' (2012) and is intended to underpin a strategy for compliance with the Control of Asbestos Regulations (CAR) 2012.

The objectives of the survey were as far as was reasonably practicable to:

1. Record the location, extent and product type of any presumed or known ACMs.
2. Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
3. Determine and record the asbestos type, either by collecting representative samples, or by making a presumption based on the product type.
4. Establish the relative ability of the various types of ACMs identified to release fibres by carrying out a materials assessment using a standard algorithm.
5. Assist the client by using information available at the time of survey to undertake an outline priority assessment for the various types of ACMs present.
6. Further assist the client by the provision of an outline risk assessment for all ACMs identified or presumed

It should be noted that the type of survey undertaken may vary depending on the aim and purpose for which it is to be used. For ongoing asbestos management in premises, the Management survey is intended to locate and assess all ACMs present in the building, as far as is reasonably practicable and to present the information in a user friendly manner, from which the duty holder will be able to implement a plan to manage the associated risks. Whilst all reasonable efforts would be made to identify ACMs within the boundary of the survey, this report cannot guarantee that all possible sources of asbestos fibres have been identified.

If the building is due to undergo refurbishment or demolition a more intrusive survey must be undertaken to locate and identify, so far as is reasonably practicable, all ACMs in the building and may involve destructive inspection of areas. For this reason, this report should not be used for the specification, budgeting or tendering of any asbestos remedial works which would be required as part of a demolition or major refurbishment programme.



## **SURVEY METHODOLOGY**

The survey was a Management Survey as defined HSG264. The scope of works incorporated a visual inspection of all accessible areas within the site boundary and with sampling conducted where appropriate or practicable.

Surveying and sampling was undertaken using our in house UKAS accredited sampling procedures (P003 & P018) which is generally in accordance with HSE guidance document HSG264. An experienced surveyor can generally tell by visual inspection alone that a material may be 'presumed' to contain asbestos. This presumption can only be tested by laboratory analysis of representative samples of the material. For the purposes of this report, two levels of presumption may appear in the materials registers:

- Strong presumption - The Surveyor presumes that the material does contain asbestos but that laboratory identification has not been undertaken to confirm this, or visually similar material has been sampled and analysis has confirmed the presence of asbestos
- Presumption - A material is presumed to contain asbestos because there is insufficient evidence available to suggest that it is not an ACM.

Representative samples of suspected ACMs were also obtained for confirmatory analysis. The sampling regime adopted varies from site to site and is dependent on a range of factors including; the nature and types of presumed ACMs present, any specific Client requirements, a desire to minimise potential for fibre release as a consequence of sampling, the sampling allowance agreed prior to the commencement of the survey and access limitations.

Bulk sample analysis was carried out in our in house UKAS accredited laboratory in accordance with HSE document HSG 248 'Asbestos' The analysts guide for sampling analysis and clearance procedures: Appendix 2: 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM)'.

## **MATERIAL ASSESSMENT**

The material assessment establishes the likelihood of the ACM releasing airborne fibres, taking into account its type and condition. This assessment is typically undertaken during an asbestos survey as the method requires no specific knowledge about buildings and their usage. The four principal parameters which will determine the likelihood for fibre release (risk) from an ACM under normal conditions are:

- Product type
- Extent of Damage and/or Deterioration
- Surface Treatment
- Asbestos Type

During the survey, the level of risk (the potential and nature of fibre release) is assessed for each ACM occurrence. The material assessment utilises an algorithm where numerical values are assigned to each of the above criteria, to provide a quantitative risk assessment.

Each of the parameters is scored and added to give a total material assessment score between 2 and 12 which will indicate the risk from the ACM i.e. the ability to release fibres if disturbed:

<b>Material Score</b>	<b>Risk Category</b>
10 OR MORE	HIGH
7 – 9	MEDIUM
5 – 6	LOW
4 OR LESS	VERY LOW

## **CONTACT DETAILS**

<b>Role</b>	<b>Name</b>	<b>Contact Details</b>
Vintec Surveyor	Robert Eldridge	01923 661144
Instructing Person	Chris Hollis	07908 226152

## **SURVEY CAVEAT**

The survey has been carried out by suitably qualified and experienced surveyors working to approved methods. Every effort has been made to identify all asbestos materials so far as reasonably practicable within the agreed scope of the survey and the limitations detailed in the report.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids. Where reasonably practicable such voids will be accessed and inspected.

It remains a possibility that further asbestos containing materials may be uncovered during refurbishment or demolition activities where it has proved not reasonably practicable to sample such materials during the survey. For reasons set out in this report, the results do not imply that it has proved reasonably practicable to locate all asbestos containing materials and must not be thought to do so. Vintec Laboratories recommends that any suspect materials encountered that are not detailed in the survey report should be sampled and identified as soon as practicable.

Debris from previous asbestos removal projects may well be present in some areas of the building although clearance procedures following earlier removal might normally be considered to offer assurance that such works have been completed to the required standard. All reasonable efforts will be made to identify such occurrences although the identification of such material will depend on the location and accessibility of the residue/debris.

Access for the survey may be restricted for many reasons beyond our control such as inconvenience to others, immovable obstacles or physical constraints. Electrical equipment will not be moved, opened or accessed without proof of isolation being supplied in writing to the surveyors. For safety reasons it is not possible to inspect internal areas of plant and machinery without expert guidance or instruction. Our Surveyors have a duty of care under Health & Safety at Work act (1974) for both themselves and others and this duty might prevent the disturbance of materials in, or adjacent to, occupied areas.

Due to the nature and necessity of sampling activities some decorative damage is unavoidable. Every effort will be made to reduce such damage as far as reasonably practicable.

### **Abatement/Removal works**

It is recommended that any proposed abatement/removal of asbestos containing materials should be undertaken against a detailed specification, therefore Vintec Laboratories Ltd. cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.