



0304

Survey of:



0598

**1<sup>ST</sup> STOREY TANK ROOM – BLOCK B1 AT**

**SOUTHWAY JUNIOR SCHOOL**

**SOUTHWAY, BURGESS HILL**



For asbestos products.

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Client:

**WEST SUSSEX COUNTY COUNCIL**

\*\*\*\*\*

Report No. BSS24991

Issue No. 1      Date of Issue: 9<sup>th</sup> April 2025

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Date of Survey: 20<sup>th</sup> March 2025

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This is a report for:

**West Sussex County Council, Facilities Management, 1<sup>st</sup> Floor  
The Grange, Chichester, West Sussex. PO19 1RH**

**Commissioned by: Kieran Cracknell**

\*\*\*\*\*

Report by:

Perry Analytical Limited,  
Analytical and Consultant Chemist  
Old Manor Cottage, Wickham Rd,  
Fareham, Hants. PO16 7BS.  
Tel: (01329) 220237

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## **1. EXECUTIVE SUMMARY & CONCLUSIONS**

### **Scope, Type and Extent of survey**

A refurbishment asbestos survey, prior to the removal of the 1<sup>st</sup> Storey Tank Room – Block B1, as indicated in scope of works provided, was carried out at Southway Junior School, Southway, Burgess Hill, on the 20<sup>th</sup> March 2025.

### **Locations of all identified asbestos containing materials (for details see asbestos register, plan and photographs)**

Asbestos insulating board debris on floor was found to be present in Block B1 – Loc. 1 – 072 Tank Room.

**Recommendation: Remove under controlled conditions.**

Asbestos insulating board ceiling panels were found to be present in Block B1 – Loc. 1 – 072 Tank Room.

**Recommendation: Remove under controlled conditions.**

Asbestos insulating board wall panels were found to be present in Block B1 – Loc. 1 – 072 Tank Room.

**Recommendation: Remove under controlled conditions.**

Asbestos cement shiplap panels to 072 Tank Room were found to be present in Block B1: Loc. 3 – External.

**Recommendation: Remove under controlled conditions.**

**Note: The default recommendation in all Perry Analytical Ltd refurbishment & demolition asbestos surveys is to remove the identified asbestos containing materials. However, it is the responsibility of the client to determine if these asbestos containing materials should remain in situ or be removed.**

### **Areas not accessed**

All areas within the scope of the survey were accessed.

### **Asbestos containing materials with high material assessment score**

N/A.

**INTRODUCTION**

**WEST SUSSEX COUNTY COUNCIL**

requested Perry Analytical Limited to carry out a survey of:

**1<sup>ST</sup> STOREY TANK ROOM – BLOCK B1 AT**

**SOUTHWAY JUNIOR SCHOOL**

**SOUTHWAY, BURGESS HILL**


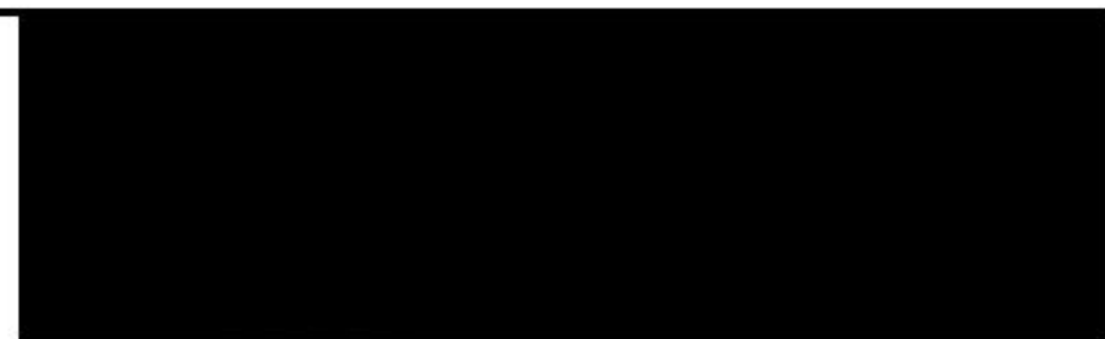
in order to locate and identify suspect asbestos products.

The survey was carried out in accordance with HSG264 issued by the Health and Safety Executive entitled “Asbestos: The Survey Guide,” by a documented in house method.

The samples of material taken in order to identify asbestos products were examined in accordance with HSG 248 “Asbestos: The analysts’ guide for sampling, analysis and clearance procedures” by a documented in-house method using polarised light microscopy and dispersion staining microscopy.

Date of Survey: 20<sup>th</sup> March 2025

Surveyor: Steve Perry

Lead Surveyor:	Steve Perry BSc. (Hons) CoCA Technical Manager
Lead Surveyor’s Signature:	
Report Reviewed by:	Kelly Tait BSc. (Hons) Deputy Technical Manager
Reviewer’s Signature:	

**UKAS Accreditation**

Perry Analytical is accredited by the United Kingdom Accreditation Service (UKAS) to ISO/IEC 17020 (current issue) for the surveying for asbestos in premises and to ISO/IEC 17025 (current issue) for the sampling of bulk materials for asbestos identification and for the qualitative identification of asbestos.

Opinions and interpretations expressed in this report are outside the scope of UKAS accreditation.

**Type of Survey**

There are two types of survey referred to in HSG264:

*1. Management survey – to ensure continued management of asbestos containing materials during normal use & occupancy of a building.*

*2. Refurbishment & demolition survey – to locate as far as reasonably practicable all asbestos containing materials, prior to all or part of a building being upgraded, refurbished or demolished.*

Survey type carried out: **Refurbishment asbestos survey**

The purpose of the survey is to locate, as far as is reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building. Samples from each type of suspect asbestos containing material were taken and analysed. Materials of a similar type were representatively sampled.

All areas were accessed and inspected as far as reasonably practicable (e.g. above false ceilings and inside accessible service and riser ducts).

Plant and machinery were only inspected externally.

Asbestos as with many other building materials is often covered over, cosmetically disguised or concealed within the fabric of the building or in sealed voids.

It is therefore not possible to regard the findings of any asbestos survey as being definitive. It shall always remain a possibility that further asbestos containing materials may be found.

Therefore although the person responsible for carrying out the above survey has many years of experience of this type of work, having carried out numerous asbestos surveys of hospitals, schools, commercial buildings etc we cannot guarantee that all asbestos containing materials have been detected.

**Sampling**

The technique used to take samples of material is designed so that significant fibre release does not occur.

**Report Format**

The results of the survey are recorded in tabular form in an asbestos register (section 3). The asbestos register is also issued in electronic format (Excel) to enable updating as necessary.

A plan showing the location of all asbestos containing materials identified is presented in Appendix 1. The plan is also issued in electronic format to enable updating as necessary.

The report of analysis is presented in Appendix 2.

## **2. INTERPRETATION**

The common name for the mineral **Crocidolite** is blue asbestos.  
The common name for the mineral **Amosite** is brown asbestos.  
The common name for the mineral **Chrysotile** is white asbestos.  
Man-made mineral fibre includes rock wool, mineral wool and glass fibre only.

### Types of asbestos

**Crocidolite** (blue asbestos)  
**Amosite** (brown asbestos)  
**Chrysotile** (white asbestos)  
**Fibrous Tremolite**  
**Fibrous Anthophyllite**  
**Fibrous Actinolite.**

### Material hazard assessment for asbestos products

A material hazard assessment score for each asbestos containing material identified is given in the asbestos register.

The four main parameters which will determine the amount of fibre release from an asbestos containing material when subjected to a standard disturbance are:

- Material type;
- Material condition;
- Existing surface treatment/bonding
- Asbestos type.

Each of the above parameters is scored as: high = 3, medium = 2 or low = 1; two of the above parameters 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.

Materials with an assessment score of 10 or more are regarded as having a high potential to release asbestos fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

The method of scoring for each parameter is based on the following table:

Table- Material hazard assessment		<u>Assessment score</u>
Material type	Asbestos-reinforced composites (plastic, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	1
	Asbestos insulation board, mill boards, other low density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.	2
	Thermal insulation (e.g. pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing).	3
Material condition	Good condition: no visible damage	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2
	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Existing surface treatment/ bonding	Composite materials containing asbestos: Reinforced plastics, resins, vinyl tiles.	0
	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	1
	Unsealed AIB, or encapsulated lagging and sprays.	2
	Unsealed lagging and sprays.	3
Asbestos type	Chrysotile	1
	Amosite, fibrous tremolite, fibrous anthophyllite, fibrous actinolite	2
	Crocidolite	3
<b>Total</b>		<b>----</b>

**3. ASBESTOS REGISTER**

Report No. BSS24991

**Property**  
Southway Junior School  
Southway  
Burgess Hill  
**Date**  
20th March 2025

**Surveyor**  
Perry Analytical Ltd

Amosite  
Chrysotile  
Crocidolite  
etc. or any mix

**Material Type:**  
AC - Asbestos Cement  
AIB - Asbestos Insulating Board  
TFT - Thermoplastic Floor Tile  
L- Lagging G - Gasket  
Other - Specify

**Amount:**  
Square meters: m2  
Linear Meters: m  
Number of items:  
items

**Condition:**  
G: Good Condition  
LD: Low Damage  
MD: Medium Damage  
HD: High Damage

**Surface Treatment:**  
CM: Composite Material  
(eg plastic, floor tile)  
S: Sealed  
PS: Partially sealed  
US: Unsealed

**Access:**  
I: Internal H: High  
E: External M: Medium  
L: Low

Report Location Number	Location Description	Sample Reference	Sample Point	Asbestos Present (Y/N)	Asbestos Type	Material Type	Amount	Condition / Surface Treatment	Accessibility	Potential for fibre release(see table page 7)	Recommendations and/or Comments	Photo No.
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**Refurbishment asbestos survey, prior to the removal of the 1st Storey Tank Room (as indicated in Client's scope of works)**

**Block B1**

1	072 Tank Room	BSS24991	ceiling panels	Y	amosite & chrysotile	AIB	35m <sup>2</sup>	LD/S	IM	6	remove under controlled conditions	1
1	072 Tank Room	BSS24992	wall panels	Y	amosite & chrysotile	AIB	70m <sup>2</sup>	LD/S	IH	6	remove under controlled conditions	2
1	072 Tank Room	BSS24993	debris on floor	Y	amosite & chrysotile	AIB	0.25m <sup>2</sup>	MD/PS	IH	8	remove under controlled conditions	3
1	072 Tank Room	BSS24994	weatherproofing to floor of tank support	N							asbestos not found in sample	4
1	072 Tank Room	BSS24995	weatherproofing to external wall	N							asbestos not found in sample	5
2	074 Boiler Room (top of wall & ceiling only)			N							asbestos containing materials were not found	
2	074 Boiler Room (top of wall & ceiling only)		ceiling was seen to be plasterboard									
3	External	BSS24996	shiplap panels to 072 Tank Room	Y	chrysotile & crocidolite	AC	70m <sup>2</sup>	LD/PS	EM	4	remove under controlled conditions	6
3	External		No access to high level - scaffolding/MEWP required									7

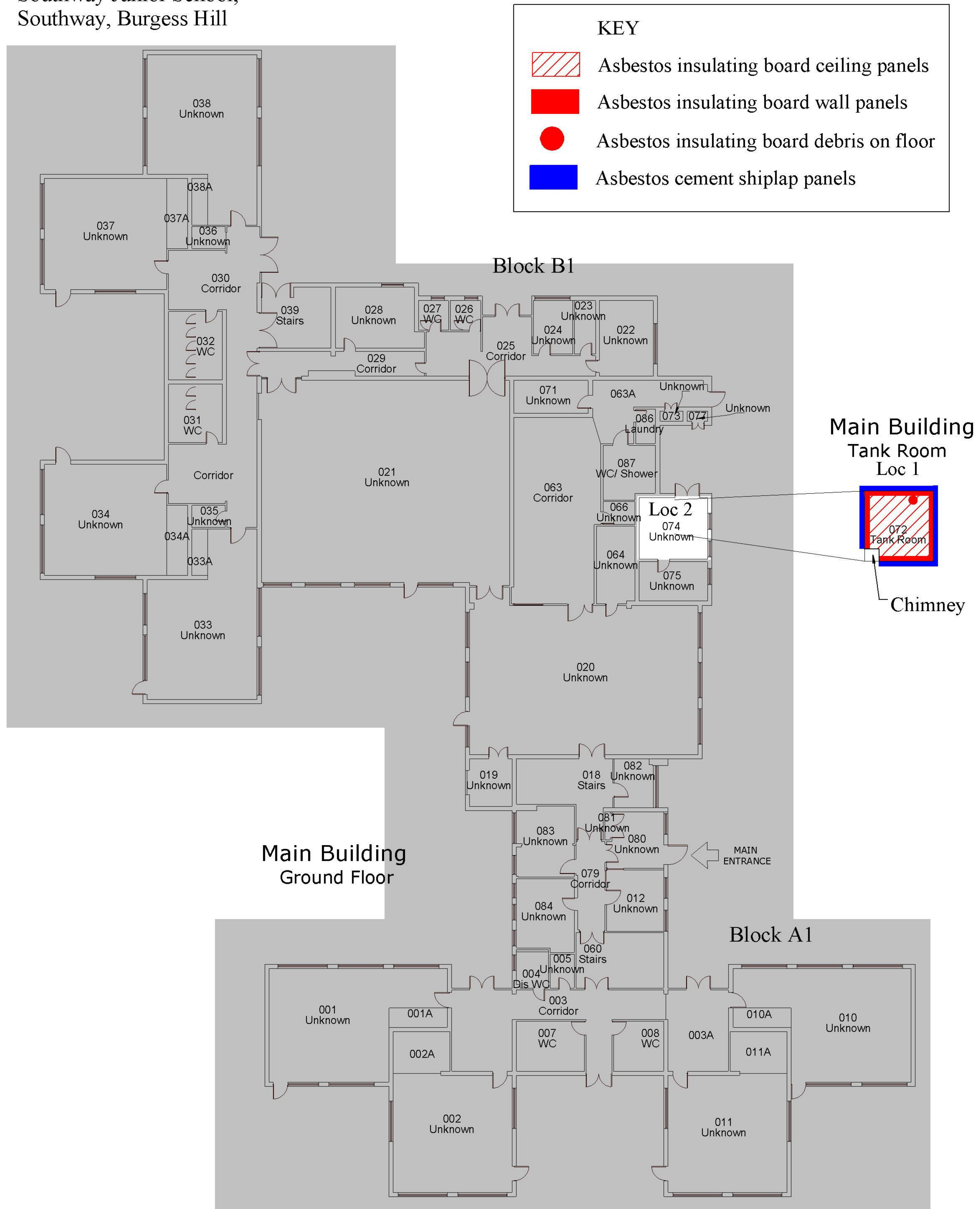
**The default recommendation in all Perry Analytical Ltd refurbishment & demolition asbestos surveys is to remove the identified asbestos containing materials. However, it is the responsibility of the client to determine if these asbestos containing materials should remain in situ or be removed.**

**Note:** This laboratory has been accredited by the United Kingdom Accreditation Service (U.K.A.S.) for surveying for asbestos in premises and the sampling of bulk materials for asbestos identification and for the qualitative identification of asbestos.

**4. APPENDIX (1)**

**PLAN OF SITE**

Refurbishment asbestos survey, prior to the removal of the 1st Storey Tank Room, at Southway Junior School, Southway, Burgess Hill



Note: Grey shaded areas are not included in Refurbishment Asbestos Survey.

**5. APPENDIX (2)**

**REPORT OF ANALYSIS**

1 Old Manor Cottages  
Wickham Road  
Fareham  
Hampshire  
PO16 7BS  
Tel: Fareham (01329) 220237

Your Ref: Kieran Cracknell

Our Ref: BSS 24991-96/jj  
Issue No: 1

West Sussex County Council  
Facilities Management, 1<sup>st</sup> Floor  
The Grange  
Chichester, West Sussex. PO19 1RH

Issue date: 9 April 2025

**REPORT OF MICROSCOPICAL EXAMINATION OF SAMPLES OF MATERIAL****Introduction**

Samples of material were taken on the **20 March 2025** at the site stated below by Perry Analytical Ltd. The samples were taken by a documented in-house method in accordance with HSG264 issued by the Health and Safety Executive entitled "Asbestos: the Survey Guide."

**Method of examination**

The samples of material were examined in accordance with HSG 248 "Asbestos: The Analysts' Guide" by a documented in-house method using polarised light microscopy and dispersion staining microscopy.

**Date of examination:** 27 March 2025**Examined by:** Steve Perry**Results****Label attached to sample****Type of material****Results of  
microscopical  
examination**

**Southway Junior School  
Southway, Burgess Hill**

**Block B1****072 Tank Room**

BSS24991: ceiling panels	insulating board	contains <b>amosite &amp; chrysotile</b>
BSS24992: wall panels	insulating board	contains <b>amosite &amp; chrysotile</b>
BSS24993: debris on floor	insulating board	contains <b>amosite &amp; chrysotile</b>
BSS24994: weatherproofing to floor of tank support	bituminous solid	asbestos not detected
BSS24995: weatherproofing to external wall	bituminous solid	asbestos not detected
<b><u>External</u></b> BSS24996: shiplap panels to 072 Tank Room	cement sheet	contains <b>chrysotile &amp; crocidolite</b>

**Note 1** **Types of asbestos**

Crocidolite (blue asbestos)  
Amosite (brown asbestos)  
Chrysotile (white asbestos)  
asbestos Anthophyllite, asbestos Tremolite and asbestos Actinolite

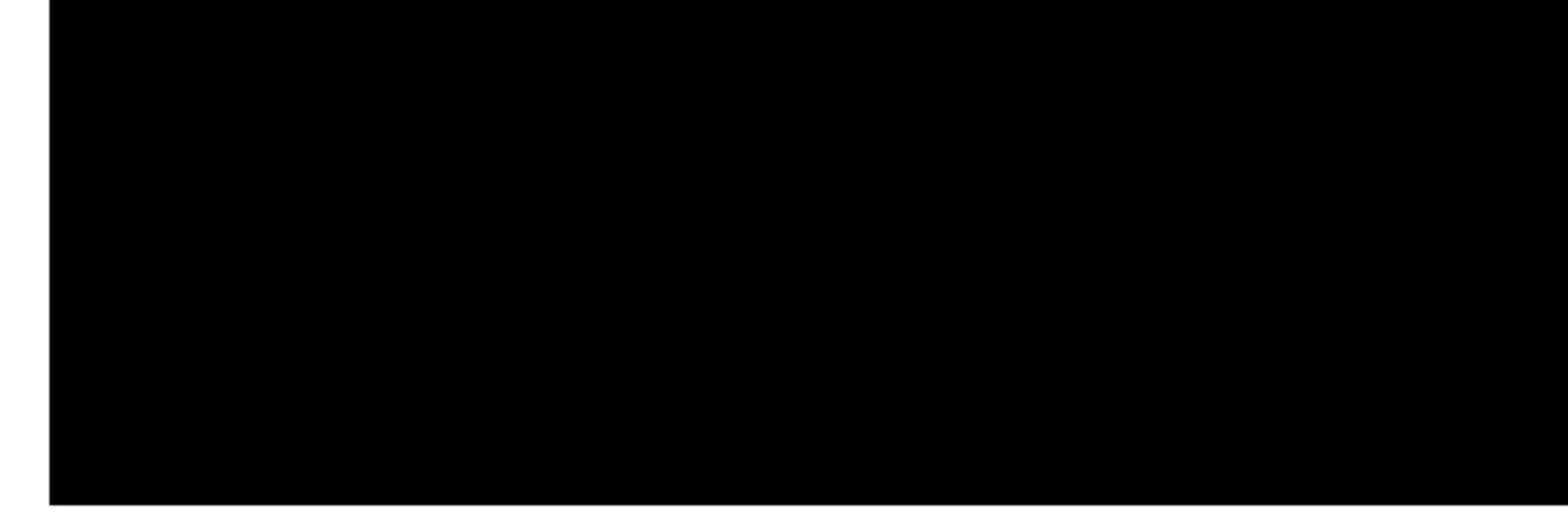
Cont'd.....

Note 2 This Laboratory is accredited by the United Kingdom Accreditation Service (U.K.A.S.) to ISO/IEC 17025 (current issue) for the sampling of bulk materials for asbestos identification and for the qualitative identification of asbestos.

Note 3 The description under the heading 'Type of material' is outside the scope of UKAS accreditation.



Signed .....  
K. Tait BSc. (Hons)  
Deputy Technical Manager



Signed .....  
S. Perry BSc. (Hons) CoCA  
Technical Manager/Analyst

**6. APPENDIX (3)**

**PHOTOGRAPHS**

<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	<b>1</b>
<b>Sample Reference No.</b>	<b>BSS24991</b>
<b>Location</b>	<b><u>Block B1</u> Loc. 1 – 072 Tank Room</b>
<b>Asbestos Type</b>	<b>Amosite &amp; Chrysotile</b>
<b>Condition</b>	<b>Low damage, sealed</b>



Asbestos insulating board ceiling panels



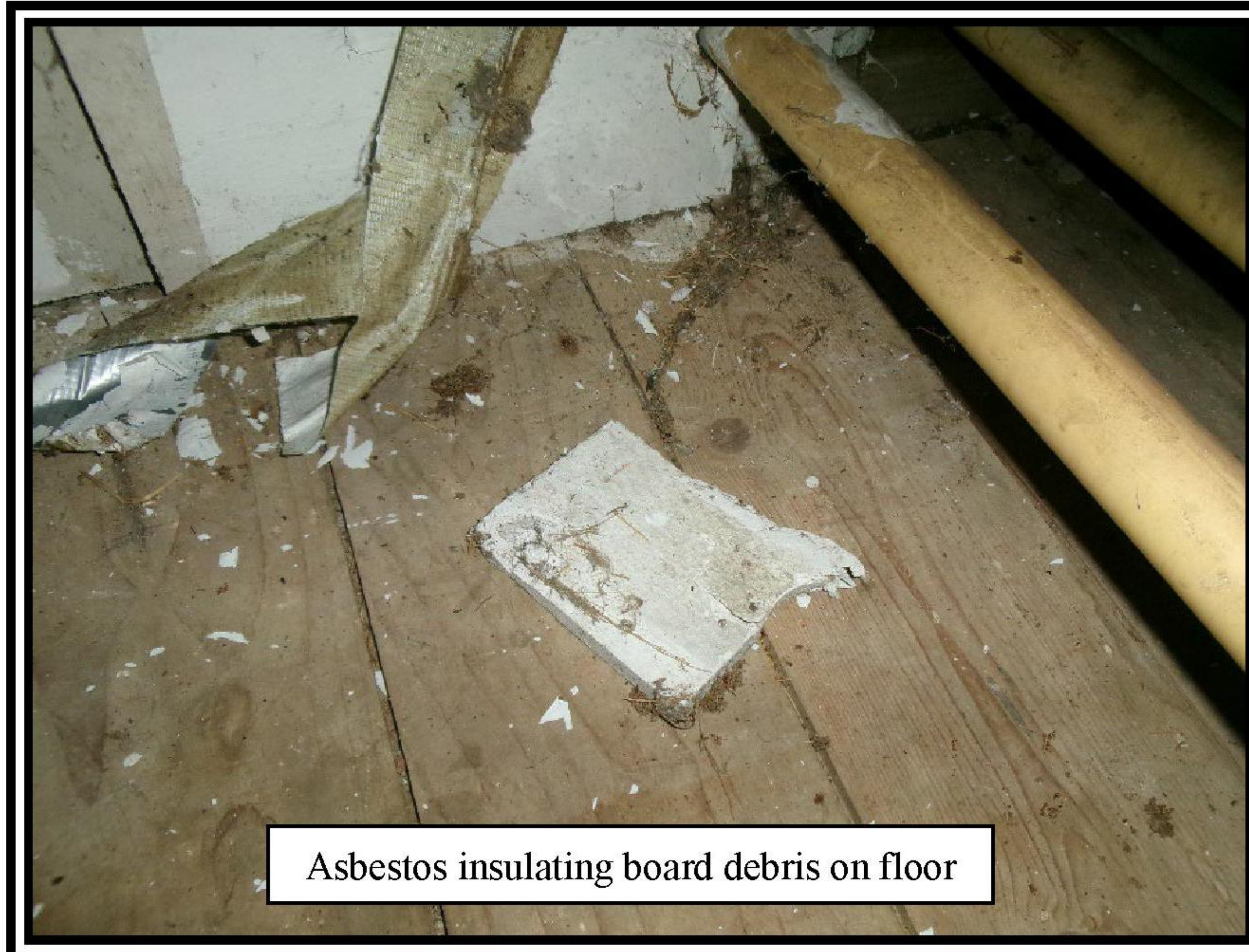
<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	<b>2</b>
<b>Sample Reference No.</b>	<b>BSS24992</b>
<b>Location</b>	<b><u>Block B1</u> Loc. 1 – 072 Tank Room</b>
<b>Asbestos Type</b>	<b>Amosite &amp; Chrysotile</b>
<b>Condition</b>	<b>Low damage, sealed</b>



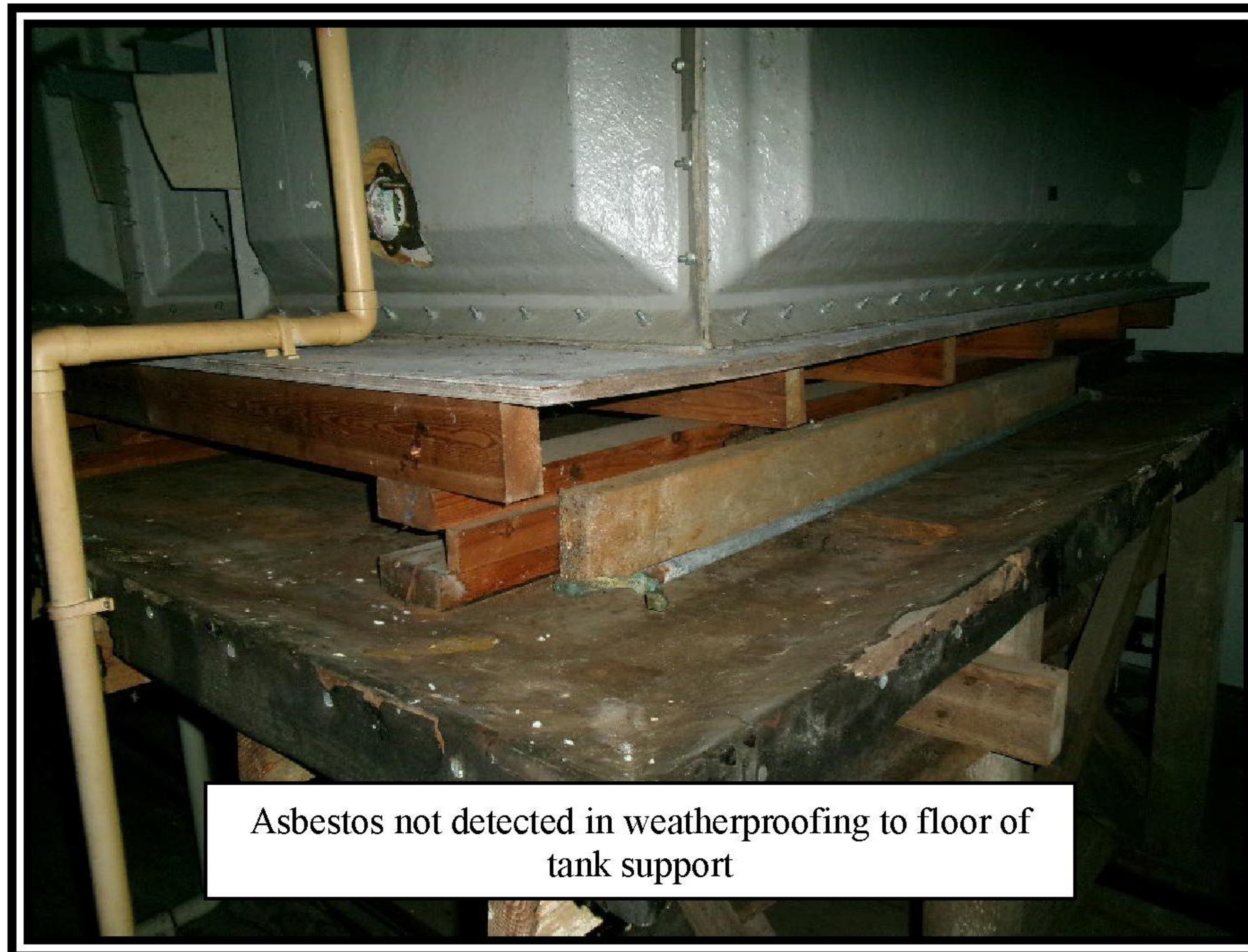
Asbestos insulating board wall panels



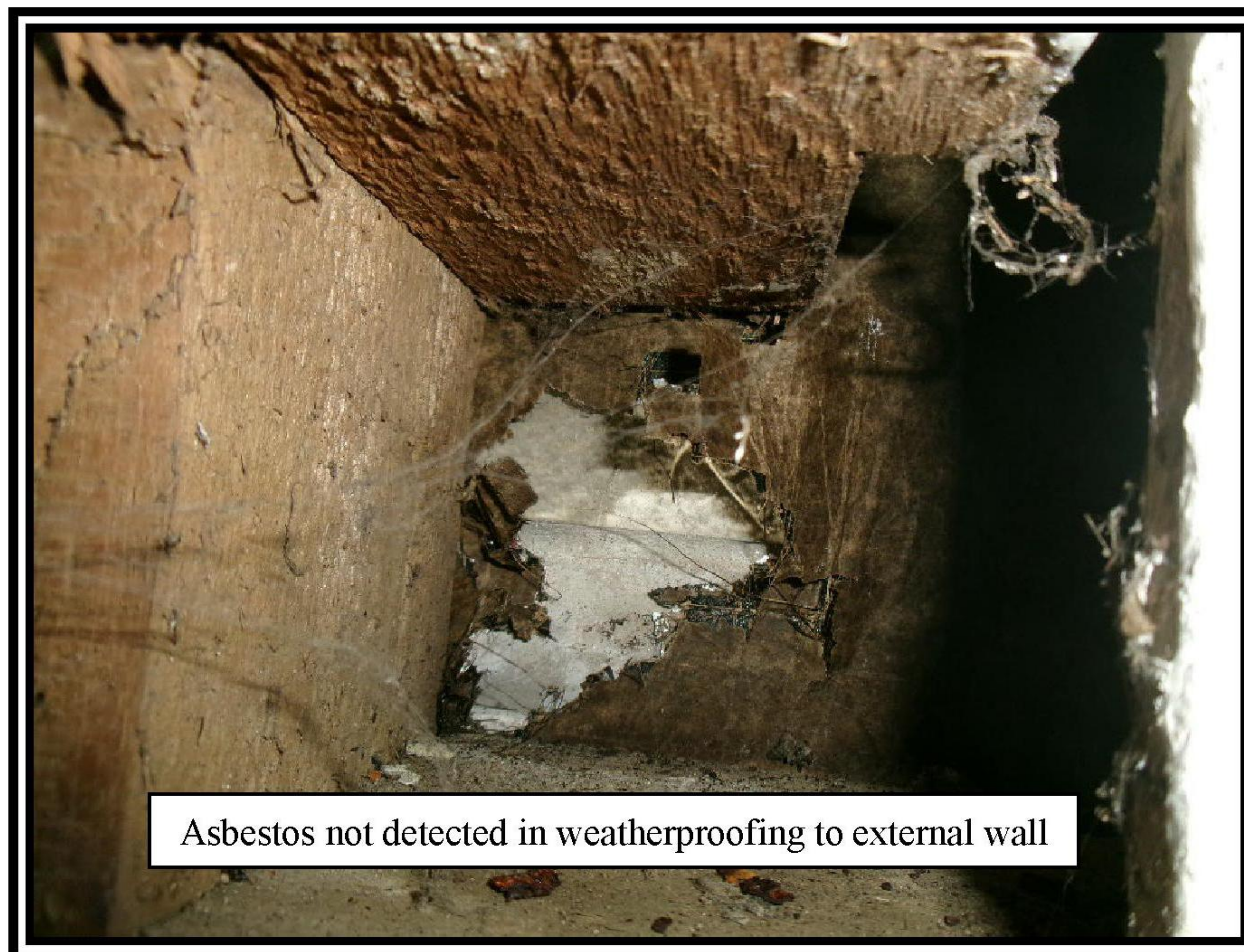
<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	<b>3</b>
<b>Sample Reference No.</b>	<b>BSS24993</b>
<b>Location</b>	<b><u>Block B1</u> Loc. 1 – 072 Tank Room</b>
<b>Asbestos Type</b>	<b>Amosite &amp; Chrysotile</b>
<b>Condition</b>	<b>Medium damage, partially sealed</b>



<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	<b>4</b>
<b>Sample Reference No.</b>	<b>BSS24994</b>
<b>Location</b>	<b><u>Block B1</u> Loc. 1 – 072 Tank Room</b>
<b>Asbestos Type</b>	<b>Asbestos not detected</b>
<b>Condition</b>	<b>N/A</b>



<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	<b>5</b>
<b>Sample Reference No.</b>	<b>BSS24995</b>
<b>Location</b>	<b><u>Block B1</u> Loc. 1 – 072 Tank Room</b>
<b>Asbestos Type</b>	<b>Asbestos not detected</b>
<b>Condition</b>	<b>N/A</b>



<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	<b>6</b>
<b>Sample Reference No.</b>	<b>BSS24996</b>
<b>Location</b>	<b><u>Block B1</u> Loc. 3 – External</b>
<b>Asbestos Type</b>	<b>Chrysotile &amp; Crocidolite</b>
<b>Condition</b>	<b>Low damage, partially sealed</b>



Asbestos cement shiplap panels to 072 Tank Room



<b>Site Address</b>	<b>Southway Junior School Southway, Burgess Hill</b>
<b>Photograph No.</b>	7
<b>Sample Reference No.</b>	N/A
<b>Location</b>	<b><u>Block B1</u> Loc. 3 – External</b>
<b>Asbestos Type</b>	N/A
<b>Condition</b>	N/A

