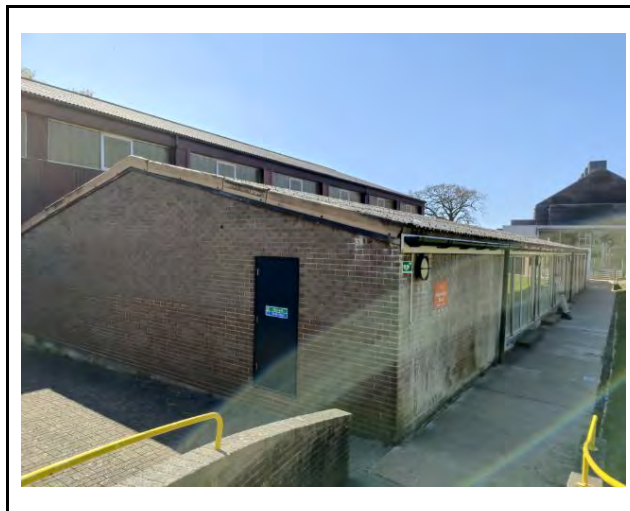




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DEMOLITION ASBESTOS SURVEY REPORT

Swimming Pool
Hurst College
College Lane
Hurstpierpoint
Hassocks
BN6 9JS



CLIENT:	Hurst College
PROJECT NO:	B-01044
ISSUE NO:	1
ISSUE DATE:	19/05/2022

KEY INFORMATION SHEET

GENERAL SURVEY INFORMATION		
Type of Survey	Pre-demolition asbestos survey	
Date(s) Of Survey	14/04/2022 to 15/04/2022	
Report Issue Date	18/05/2022	
Client Contact	Daniel Barker (BSC Ltd) on behalf of Hurst College	
Client Address	College Lane, Hurstpierpoint, Hassocks, BN6 9JS	
Lead Surveyor	Damian Fazackerley	
Quality Check	Damian Fazackerley	18/05/2022
SITE DESCRIPTION		
Property type	Commercial	
Previous asbestos info available	No	
General construction	Floors: Concrete with ceramic tile and vinyl	
	Ceilings: Plasterboard	
	Walls: Brick and block	
	Insulation: Synthetic	
Number of samples	6	
SUMMARY OF FINDINGS		
Asbestos containing materials (ACMs) identified	Yes	
Remedial work recommended	Yes	
Contractors' plan of work and risk assessment required	Yes	
THIS REPORT MUST BE READ AND UNDERSTOOD IN ITS ENTIRETY. ANY CONTRACTOR PLANNING REMOVAL WORK MUST VISIT SITE TO ASCERTAIN EXACT EXTENTS OF ASBESTOS WITHIN THE PROPOSED WORK AREA. UNDER NO CIRCUMSTANCES SHOULD THIS REPORT BE USED FOR COSTING ASBESTOS REMOVAL PROJECTS.		

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1. SUMMARY

1.1 Summary of identified or presumed ACMs

Swimming Pool					
ID	Room/Area	Room/Area Number	Item	Risk	Recommendation
125410	Swimming pool	G.004	Underside of cement roof sheeting - Cement product	Very Low	Remove prior to refurbishment/demolition (non-licensable works).
125457	Boiler room	G.013	Gaskets material to pipework - Gaskets (compressed)	Very Low	Remove prior to refurbishment/demolition (non-licensable works).
125462	Pool plant room	G.014	Switch fuse boxes - presumed	Low	Remove prior to refurbishment/demolition (non-licensable works).
125477	Exterior	EX.001	Roof sheeting and cladding - Cement product	Very Low	Remove prior to refurbishment/demolition (non-licensable works).
125474	Exterior	EX.001	Damp proof course - Bituminous product	Very Low	Remove prior to refurbishment/demolition (non-licensable works).

There is a specific requirement within the Control of Asbestos Regulations (CAR 2012, regulation 7) for all identified or presumed ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition.

The bitumen damp proof course is very low risk - it may not be reasonably practicable to remove this product prior to demolition.

Risk: material risk rating – likelihood of fibre release if the material is disturbed					
HIGH		MEDIUM		LOW	

1.2 Damaged ACMs

ACMs with high damage or in debris form were visually identified or presumed in the areas listed below; access to these areas must be restricted and a remediation plan put in place.

ID	Room/Area	Room/Area Number	Item	Material	Risk	Recommendation
No asbestos containing materials with high damage found						

1.3 Areas not accessed / specific limitations

Whilst carrying out the survey associated with this report, DAF Risk Consulting Ltd made every effort to gain access to all areas that may contain asbestos. However, some areas may not have been accessed by the surveyor or limited access may have been available at the time. DAF Risk Consulting Ltd cannot be held responsible for any asbestos containing materials that may become uncovered during future works within these areas not previously accessed. It is recommended that these areas are presumed to contain asbestos until it is proven that they do not. Where access was limited works should proceed progressively. If suspect material is encountered during the refurbishment / demolition project all works must cease until the material is analysed by a UKAS accredited laboratory.

Rooms and areas not accessed

Swimming Pool				
ID	Room/Area	Room/Area Number	Item	Reason for no access
125405	Store	G.002	Cupboard	Not able to open the cupboard - padlock key required.
125434	Cupboard	G.008	All items	Not able to open the door.
125462	Pool plant room	G.014	Switch fuse boxes - presumed	Live electrics presumed to contain asbestos.

Rooms and areas where access was limited

Swimming Pool				
ID	Room/Area	Room/Area Number	Item	Reason for limited access
125415	Swimming pool	G.004	Drain covers	Not able to remove drain covers - not able to access without breaking and area still operational - demolition works must proceed progressively.
125416	Shower area	G.005	Behind shower valve	Shower valve not disturbed - demolition works must proceed progressively.
125453	WC	G.012	Duct cover	Not able to remove drain cover - not able to access without breaking & area still operational - demolition works must proceed progressively.

Note: limited destructive inspections to plasterboard ceilings in the changing areas as the building is still operational – where inspected the ceiling voids consist of synthetic insulation under a timber roof deck. It would be prudent to carry out further destructive inspections to the ceilings when the building is no longer operational.

2. INTRODUCTION

2.1 Scope

DAF Risk Consulting Ltd received an instruction from Daniel Barker of BCS Ltd, on behalf of Hurst College to carry out **demolition** asbestos survey at the above site. The room/areas listed below were included within the scope of the site survey.

Swimming Pool			
Floor	Room/Area	Room/Area Number	Notes
Ground Floor	Entrance lobby	G.001	Access Gained
Ground Floor	Store	G.002	Access Gained
Ground Floor	Store	G.003	Access Gained
Ground Floor	Swimming pool	G.004	Access Gained
Ground Floor	Shower area	G.005	Access Gained
Ground Floor	Changing room	G.006	Access Gained
Ground Floor	Cupboard	G.007	Access Gained
Ground Floor	Cupboard	G.008	No Access
Ground Floor	WC	G.009	Access Gained
Ground Floor	Changing room	G.010	Access Gained
Ground Floor	Shower area	G.011	Access Gained
Ground Floor	WC	G.012	Access Gained
Ground Floor	Boiler room	G.013	Access Gained
Ground Floor	Pool plant room	G.014	Access Gained
Exterior	Exterior	EX.001	Access Gained

2.2 Aims and objectives

The aim of the demolition survey is to produce an asbestos register detailing the locations of all the identified or presumed asbestos containing materials. The information within the register should assist in the preparation of a risk assessment and management plan detailing how the ACMs will be managed prior to starting the demolition project.

In most cases this will involve the removal of all ACMs from the work area prior to starting the project.

2.3 Legal obligations

The Control of Asbestos Regulations 2012 which came into force in April 2012 deals with the prohibition, supply and use of asbestos, as well the licensing of asbestos removal contractors and their activities. Regulation 4 of CAR 2012 deals specifically with the management of asbestos in non-domestic properties. It places legal requirements on the person responsible for buildings (*the duty holder*) to undertake the following tasks:

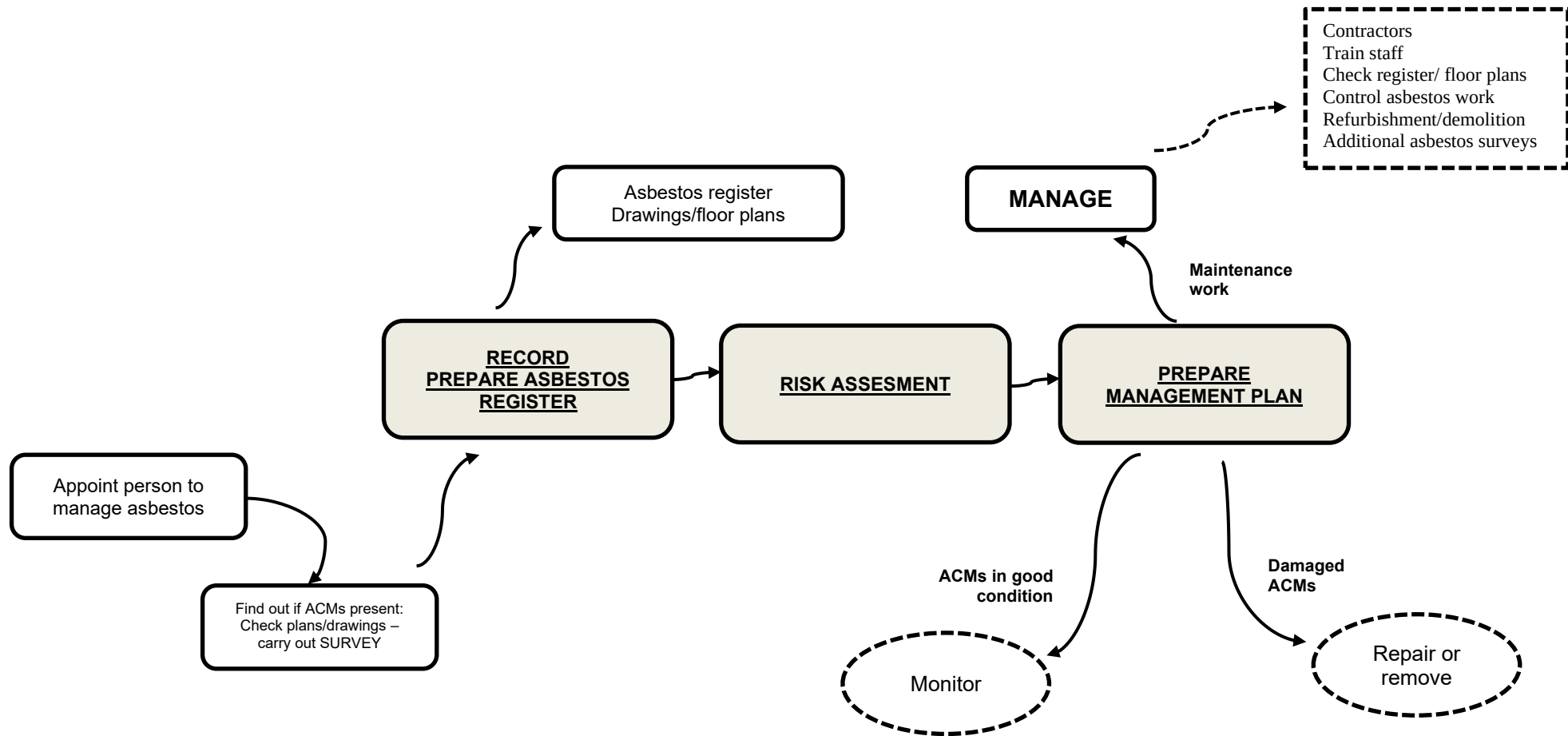
- find out if there are materials containing asbestos in the properties they control and presume materials contain asbestos unless they can provide strong evidence to the contrary;
- keep a record of the location and state of condition of the ACMs and update this record periodically;
- assess the risk or likelihood that people using the building may be exposed to asbestos fibres as a result of disturbing the ACMs identified;
- prepare a management plan setting out how the risk from the ACMs will be managed;
- implement, monitor and review the plan and inform all building users as to the location and condition of the ACMs within the register.

Regulation 5 of CAR 2012 states that employers must not undertake work in demolition, maintenance, or any other work which may lead to asbestos exposure without carrying out a suitable and sufficient risk assessment.

Existing information required under regulation 4 should be made available and form part of the risk assessment. If no records are available, or there are doubts about their accuracy, employers may need to arrange further surveys to determine the presence, type and condition of asbestos within the proposed work areas, or the whole building in the case of demolition.

Further information on the legal requirements for Duty Holders can be found via the Health and Safety Executive (HSE) website: www.hse.gov.uk

2.5 Managing the risk



3. SURVEY INFORMATION

3.1 Management survey

As the name suggests the management survey is typically proposed when the identified ACMs are likely to be managed in-situ. The aim of the survey is to locate, as far as reasonably practicable, the presence, type, condition and extent of any ACMs which may be disturbed during the day to day use of the building. ACMs will usually be identified through sampling and analysis although these surveys may also involve presuming whether certain materials contain asbestos.

The surveyor should endeavour to access all areas of the building, as far as reasonably practicable. This typically includes ducts and risers with demountable hatches, under floor coverings and above suspended ceilings etc. Assistance from other technicians may be required for some surveys; for example, the use of a lift engineer to inspect lifts shafts, pits and motor rooms. Any limitations encountered during the survey or areas not accessed should be clearly stated in the report. It is the responsibility of the Duty Holder to work with the surveyor to ensure that limitations and access constraints are kept to a minimum, as any areas not accessed during the survey must be presumed to contain asbestos until proven otherwise.

The management survey and report should enable the Duty Holder to plan for routine maintenance works, however for any intrusive refurbishment projects, where the fabric of the building is disturbed then a Refurbishment/demolition survey will be required.

3.2 Refurbishment and/or demolition survey

A refurbishment and demolition survey is prescribed prior to carrying refurbishment or demolition works. The aim of the survey is to locate and record, as far as reasonably practicable, all ACMs within the proposed refurbishment or demolition area. In most cases the results of the survey will be used to plan for the removal of all the ACMs prior to carrying out the refurbishment or demolition. If the planned works are not likely to be carried out imminently then a material assessment of the ACMs will be calculated, to assist in the management of the ACMs in the interim period.

The client should be aware that the survey is fully intrusive and likely to cause significant disruption to the fabric of the building. The surveyor will need to break through plasterboard partitions and false ceilings, inspect under floors, open up boxing and utilise aggressive inspection techniques to access all areas of the proposed work area. Where possible, refurbishment and demolition surveys should be conducted in unoccupied areas where all services are isolated. In cases where parts of a building are to remain occupied, the survey area may need to be isolated from the occupied areas with partitioning. A visual inspection with air testing may also be required to determine whether an area is suitable for re-occupation.

Important Note

Asbestos was used widely, in numerous products and building materials. It is broadly accepted that no survey, however intrusive, can guarantee to identify all ACMs and in some cases, asbestos may only be encountered when demolition work has begun. In accordance with Regulation 10 of CAR 2012, any persons who may be exposed to asbestos in the course of their works must be trained in asbestos awareness, including emergency procedures. If asbestos is uncovered during a project, all works must cease, the area should be isolated, and the suspect material analysed by a UKAS accredited laboratory.

3.3 Survey methodology

The survey was carried out in accordance with the scope of works agreed, the HSE guidance document: Asbestos: The Survey Guide (HSG264) and in-house procedures. A suitably qualified, competent and experienced surveyor inspected all areas applicable in a methodical manner. Suspect materials were identified and selected for sampling based on the judgement and experience of the surveyor. Not every individual suspect item was sampled for analysis by the surveyor. In order to reduce the risk of fibre release and keep damage to the decorations of the building to a minimum, some suspect materials may have been strongly presumed to contain asbestos, if they are visually similar and used in the same way.

In Section 5 of the asbestos report, ACMs which are visually similar to another be will be prefixed with “X” in the “sample ref” column.

Items that upon visual inspection, and based on the surveyor’s experience, were presumed to contain asbestos were also recorded. Areas not accessed were also recorded and should be presumed to contain asbestos until proven otherwise.

Presumption of ACMs

CAR 2012 allows materials to be presumed to contain asbestos. The two levels of presumption are as follows:

Strong presumption

- The material looks like an ACM and the surveyor concludes that it is an ACM through visual inspection and experience
- The material is visually similar in appearance to another construction material found to contain asbestos following laboratory analysis
- The material was commonly known to contain asbestos at the time of construction e.g. cement products and insulating boards
- Materials which have the appearance of asbestos, but no sample has been taken such as fibrous pipe insulation

Presumption

A material may be presumed to contain asbestos if there is insufficient evidence (e.g. no laboratory analysis) to conclude that it is asbestos free.

Another situation where a “presumption” is applicable relates to areas not accessed. Any areas not accessed during the survey must be presumed to contain asbestos until proven otherwise, either by inspection of those areas at a later date or alternative conclusive evidence.

Sampling procedures

Where possible, sampling was conducted in unoccupied areas. Fibre release was controlled by pre-wetting the material to be sampled with water, before removing a suitable sized sample with a sharp knife or chisel and placing it in a sealable plastic bag.

Sample analysis

Analysis of asbestos bulk samples was carried out by an independent laboratory, accredited by UKAS to ISO17025. Samples have been analysed to determine the presence of asbestos fibres using polarised light microscopy and central stop dispersion staining based on the HSE guidance document, Asbestos – The analysts guide for sampling, analysis and clearance procedures (HSG 248).

3.4 Survey limitations

All areas that could be safely accessed on the day(s) of the inspection were surveyed in accordance with the scope of work. Any specific areas not inspected are included in the summary, the results tables and also on the floor plans.

Further information on general limitations is detailed below:

1. Live equipment – no sampling or internal inspection of live equipment was carried out unless accompanied by a qualified technician or given appropriate certification stating that the equipment was isolated.
2. No responsibility is accepted for the presence of asbestos in any voids other than those identified and reported on.
3. Where a survey is carried out under the guidance of the owner of the property (or a representative), then the scope of survey will be as per their instructions and guidance at the time and will supersede any previously agreed scope of works.
4. The survey did not include random sampling of dust to look for contamination from previous asbestos removal unless specifically requested by the client and a sampling strategy agreed in writing.
5. The grade of inspection performed during an asbestos survey is not as comprehensive as the inspections and analytical processes carried out following the removal of asbestos containing materials from within a defined enclosure.
6. Visual inspections during analytical clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to audit the effectiveness of such analytical inspections.
7. Where previous asbestos removal work has taken place, reference should also be made to previous clearance documentation. Microscopic asbestos debris may remain in areas where asbestos removal works have been carried out.
8. Inspections behind known or suspected ACMs were not included within the scope of this survey.
9. Inspections and sampling were not carried out if judged unsafe by the lead surveyor or if sampling would compromise the structural or safety properties of building materials and/or products.
10. The survey was limited to the buildings and structures described in the scope; it did not include inspection or analysis of the surrounding grounds, unless specifically requested.
11. DAF will not accept any form of liability for claims arising from pollution or contamination of any kind associated from works or operations as detailed in the scope of the survey works.
12. Every effort was made to identify all asbestos containing materials within the scope of the survey; no responsibility will be accepted for the detection of hidden ACMs as result of future works.
13. ACM's may be hidden or obscured by other items or covered by one or more finishes (over boarded), which may impair their detection.
14. ACMs may be hidden within the structure of the building and may not become visible until the building is dismantled. If hidden asbestos is uncovered during a project, all works must cease, the area should be isolated, and the suspect material sampled and analysed by a UKAS accredited laboratory.

15. Analysis under Polarised Light Microscopy of textured coating samples may not always reveal the presence of asbestos, due to the non-homogeneous nature of asbestos within such coatings. This can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point.
16. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely by DAF Risk Consulting Ltd unless specifically requested.
17. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing has not been carried out unless stated otherwise.
18. Where asbestos gaskets to pipe flanges have been identified it may not be practical to trace these throughout the length of pipework within the property. Similarly, it is not possible to sample each individual gasket. Where asbestos gaskets types are identified, such as compressed gaskets, it is safer to presume that all similar gaskets also contain asbestos.
19. Asbestos was used extensively and sometimes randomly. No responsibility can be accepted for the random use of asbestos and/or portable asbestos items.
20. Extents of ACMs detailed in the results tables are approximations only, assigned by the surveyor, based on visible suspect material at the time of the survey and should not be used for costing asbestos remediation works.
21. Where no plans were provided to DAF, plans have been drawn up on site by our surveyors, who have designated room names and numbers. These drawings may not be accurate and should not be used for scaling purposes.

4. RISK ASSESSMENT

4.1 Material assessment

The calculation of a material assessment score for each identified or presumed ACM is not normally necessary for refurbishment and demolition surveys. However, where there is a significant time gap between carrying out the survey and the proposed event e.g. more than 3 months, then a material assessment and a priority assessment should be conducted, and interim management arrangements put in place. Each identified or presumed ACM is assessed to establish the likelihood of fibre release if disturbed; this is known as the material assessment. The assessment looks at various properties of the ACM and uses a simple algorithm to calculate the score.

Parameters assessed include:

- ☐ Asbestos Type
- ☐ Product Type
- ☐ Extent of Damage
- ☐ Surface Treatment

Variable	Score	Examples
A. Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	Mill board, asbestos Insulating Board (AIB), textiles, gaskets, ropes, paper, felt
	3	Thermal insulation, sprayed asbestos, limpet, loose asbestos
B. Extent of Damage	0	No visible damage
	1	Low: minor damage, surface scratches or exposed edges
	2	Medium: significant breakage of non-friable materials revealing loose fibres
	3	High: significant breakage of friable material or visible asbestos debris
C. Surface Treatment	0	Composite materials
	1	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets
	2	Encapsulated thermal insulation or sprays, encapsulated AIB
	3	Unsealed thermal insulation or Sprays
D. Asbestos Type	1	Chrysotile
	2	Amphiboles but not Crocidolite

	3	<i>Crocidolite</i>
TOTAL		A + B + C + D = Material Risk Score

Total material risk score

Materials that achieve scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and those between 5 and 6 are regarded as having a low potential. Materials with a score 4 or less have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score has been calculated and recorded as part of the survey.

Likelihood of fibre release	Score
High	10 or more <i>Items should be prioritised for action as they have a high potential to release fibres, leading to exposure, if they are disturbed.</i>
Medium	7 – 9 <i>Items will most likely require some remediation such as encapsulation or repair, labelling with asbestos warning stickers and monitoring.</i>
Low	5 – 6 <i>Items are generally in an acceptable state of repair and should be labelled with asbestos warning stickers and monitored.</i>
Very Low	4 or less <i>Most often re-enforced composites, generally in an acceptable state of repair and should be managed in-situ labelled with asbestos warning stickers and monitored.</i>

Important

The notes in the score column are based on general assumptions and experience. When prioritising ACMs for management, remediation or removal it is the responsibility of the duty holder to assess the likelihood of the ACM actually being disturbed, leading to fibre release and human exposure.

4.2 Priority assessment

Risk to health because of exposure to asbestos fibres is determined by the level of disturbance of the ACM. Asbestos situated in a locked room, which is never accessed, regardless of the extent of damage does not pose a risk to health.

The priority assessment therefore considers the likelihood of disturbance of a particular ACM by considering factors such as:

- maintenance activities;
- likelihood of disturbance;
- human exposure potential;
- occupant activity or those visitors to the building.

It is the responsibility of the duty holder to assess the risk posed by each and every identified ACM using their detailed knowledge of the building and its occupancy levels. Calculating and recording the priority assessment is a requirement of CAR 2012. DAF Risk Consulting Ltd can provide advice and assistance in calculating priority assessment scores based on detailed information supplied by the duty holder.

4.3 Future management

The results of the material and priority assessment results are used to determine the overall risk. These results then form the basis of the asbestos management plan. The management plan should be a clear and explicit working document that details:

- Definitive roles and responsibilities
- Control measures or actions and priority
- How the location and condition of ACMs are recorded
- Priority assessment scores
- Provisions for training
- Control of external contractors
- Emergency procedures
- How information is communicated

Please contact DAF Risk Consulting Ltd for further information on the preparation of an asbestos management plan.

5. SURVEY RESULTS

The survey results are represented in sections. Section 5.1 refers to the confirmed ACMs and/or materials presumed to contain asbestos, plus and areas not accessed. Section 5.2 lists other locations surveyed and non-asbestos materials.

The register of identified or presumed ACMs can be found in Appendix A.

The survey results are also summarised on the floor plans in Appendix B (where plans are supplied). The floor plans indicate the sample location points and sample number. Positively identified or presumed ACMs are marked on the plan, as are any areas not accessed.

Abbreviations

NAD: no asbestos detected in sample

ND: not determined

AIB: asbestos insulating board

NS: not sampled

MAS: material assessment score

MAR: material assessment rating

Location number

Each location included within the survey is given a simple number reference, which is also replicated within the results tables. This number is also used to denote a particular level within the building, using different prefixes as follows:

B prefix = basement level

LG prefix = lower ground level

G prefix = ground level

1 prefix = first level

2 prefix = second level

3 prefix = third level

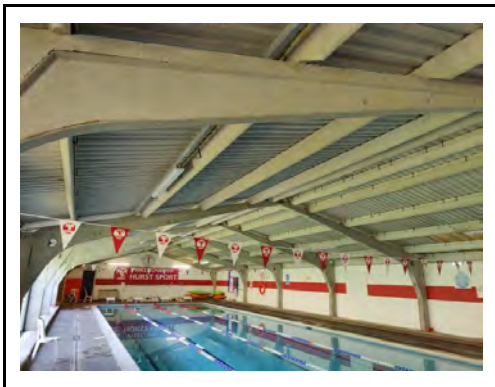
EX prefix = external

RF prefix = roof

For example, plan ref: **G.001** refers to the first room/area inspected on the ground floor, plan ref: **G.002** refers to the second room area inspected etc.

5.1 Asbestos detected or presumed

Surveyor	Damian Fazackerley	Building	Swimming Pool
Survey Type	Demolition	Floor	Ground Floor
Survey Date	15/04/2022	Room/Area	Swimming pool
Re-inspection Date	15/04/2023	Room No.	G.004
Level of Identification	Sampled	Sample Ref	S001
Extent	See exterior m ²	Accessibility	Difficult



Item Notes: Exposed underside of asbestos cement roof.

		Score
Item	Underside of cement roof sheeting	
Product Type	Cement product	1
Damage	No visible damage	0
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score

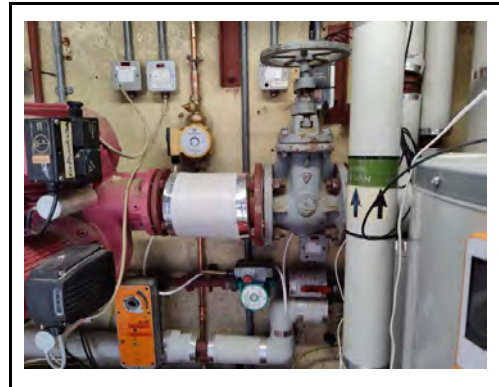
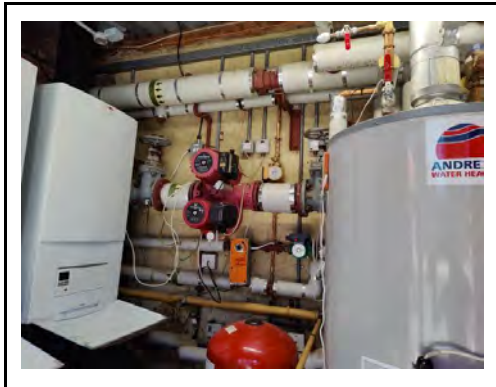
3

Material Risk Rating

Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor	Damian Fazackerley	Building	Swimming Pool
Survey Type	Demolition	Floor	Ground Floor
Survey Date	15/04/2022	Room/Area	Boiler room
Re-inspection Date	15/04/2023	Room No.	G.013
Level of Identification	Sampled	Sample Ref	S003
Extent	Approx. 20 no	Accessibility	Difficult



Item Notes: Compressed gaskets to pipework

		Score
Item	Gaskets material to pipework	
Product Type	Gaskets (compressed)	1
Damage	Low	1
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score

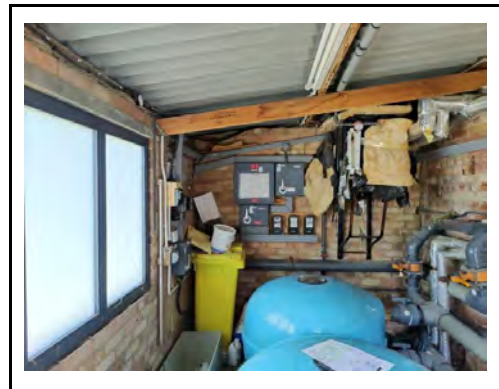
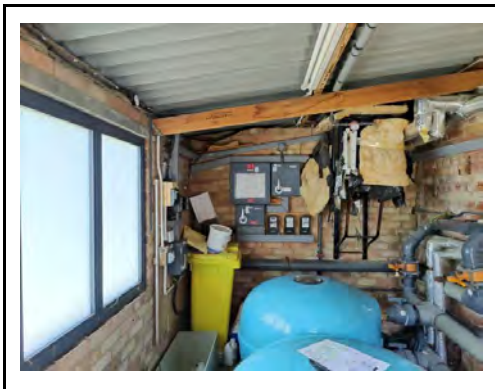
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Material Risk Rating

Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor	Damian Fazackerley	Building	Swimming Pool
Survey Type	Demolition	Floor	Ground Floor
Survey Date	15/04/2022	Room/Area	Pool plant room
Re-inspection Date	15/04/2023	Room No.	G.014
Level of Identification	Presumed	Sample Ref	P
Extent	4 no	Accessibility	Medium



Item Notes: Live electrics presumed to contain asbestos.

		Score
Item	Switch fuse boxes - presumed	
Product Type	No access gained	3
Damage	No visible damage	0
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score

5

Material Risk Rating

Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor	Damian Fazackerley	Building	Swimming Pool
Survey Type	Demolition	Floor	Exterior
Survey Date	15/04/2022	Room/Area	Exterior
Re-inspection Date	15/04/2023	Room No.	EX.001
Level of Identification	Same as	Sample Ref	X001
Extent	Approx. 390 m ²	Accessibility	Difficult



Item Notes: Roof sheeting and cladding to pool.

		Score
Item	Roof sheeting and cladding	
Product Type	Cement product	1
Damage	Low	1
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score

4

Material Risk Rating

Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor	Damian Fazackerley	Building	Swimming Pool
Survey Type	Demolition	Floor	Exterior
Survey Date	15/04/2022	Room/Area	Exterior
Re-inspection Date	15/04/2023	Room No.	EX.001
Level of Identification	Sampled	Sample Ref	S004
Extent	85 lin m	Accessibility	Difficult



Item Notes: Damp proof course.

		Score
Item	Damp proof course	
Product Type	Bituminous product	1
Damage	No visible damage	0
Surface Treatment	Composite materials	0
Asbestos Type	Chrysotile	1

Material Risk Score

2

Material Risk Rating

Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

5.2 Other locations and materials

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125402	Store G.001	Walls	Brick / block			
125393	Entrance lobby G.001	Floor substrate	Concrete			
125403	Store G.001	Ceiling	Plasterboard			
125399	Entrance lobby G.001	Roof deck	Timber			
125398	Entrance lobby G.001	Insulation above ceiling	Synthetic fibre			
125397	Entrance lobby G.001	Pipe insulation	Synthetic fibre			
125396	Entrance lobby G.001	Boxing	Timber			
125395	Entrance lobby G.001	Ceiling	Plasterboard			
125394	Entrance lobby G.001	Walls	Brick / block			
125404	Store G.002	Cupboard	Timber			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125405	Store G.002	Cupboard	No access gained			
125401	Store G.002	Floor substrate	Concrete			
125407	Store G.003	Floor substrate	Concrete			
125408	Store G.003	Walls	Brick / block			
125409	Store G.003	Ceiling	Plasterboard			
125413	Swimming pool G.004	Roof sheeting	Cement			
125414	Swimming pool G.004	Frame	Concrete			
125412	Swimming pool G.004	Walls	Brick / block			
125411	Swimming pool G.004	Floor substrate	Concrete			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125415	Swimming pool G.004	Drain covers	Limited access gained			
125416	Shower area G.005	Behind shower valve	Limited access gained			
125417	Shower area G.005	Floor substrate	Concrete			
125418	Shower area G.005	Tiles	Quarry / ceramic tiled			
125419	Shower area G.005	Ceiling	Plasterboard			
125427	Changing room G.006	Tiles	Quarry / ceramic tiled			
125433	Changing room G.006	Beam boxing	Plasterboard			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125432	Changing room G.006	Pipe insulation	Synthetic fibre			
125431	Changing room G.006	Pipework boxing	Timber			
125430	Changing room G.006	Ducting	Metal			
125428	Changing room G.006	Ceiling	Plasterboard			
125426	Changing room G.006	Floor substrate	Concrete			
125429	Changing room G.006	Blanking panel around ducting	Timber			
125424	Cupboard G.007	Ducting	Metal			
125421	Cupboard G.007	Floor substrate	Concrete			
125422	Cupboard G.007	Walls	Brick / block			
125423	Cupboard G.007	Ceiling	Plasterboard			
125434	Cupboard G.008	All items	No access gained			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125436	WC G.009	Floor substrate	Concrete			
125437	WC G.009	Walls	Brick / block			
125438	WC G.009	Ceiling	Plasterboard			
125439	WC G.009	Boxing	Timber			
125440	WC G.009	Modern flooring	Vinyl linoleum			
125444	Changing room G.010	Modern flooring	Vinyl linoleum			
125448	Changing room G.010	Pipework boxing	Timber			
125447	Changing room G.010	Ducting	Metal			
125445	Changing room G.010	Floor tiles	Quarry / ceramic tiled			
125443	Changing room G.010	Floor substrate	Concrete			
125446	Changing room G.010	Blanking panel around ducting	Timber			
125450	Shower area G.011	Floor substrate	Concrete			
125451	Shower area G.011	Walls	Brick / block			
125452	Shower area G.011	Floor tiles	Quarry / ceramic tiled			
125455	WC G.012	Walls	Brick / block			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125456	WC G.012	Ceiling	Plasterboard			
125453	WC G.012	Duct cover	Limited access gained			
125454	WC G.012	Floor substrate	Concrete			
125458	Boiler room G.013	Floor substrate	Concrete			
125459	Boiler room G.013	Walls	Brick			
125460	Boiler room G.013	Roof sheeting	Cement			
125461	Boiler room G.013	Pipe insulation	Synthetic fibre			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125468	Boiler room G.013	Underside of cement roof sheeting	Cement product	X002	NAD	
125465	Pool plant room G.014	Roof sheeting	Cement			
125466	Pool plant room G.014	Pipe insulation	Synthetic fibre			
125464	Pool plant room G.014	Walls	Brick			
125463	Pool plant room G.014	Floor substrate	Concrete			
125467	Pool plant room G.014	Underside of cement roof sheeting	Cement product	X002	NAD	
125479	Exterior EX.001	Roof pipework insulation	Synthetic fibre			

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125470	Exterior EX.001	Roof sheeting to plant rooms	Cement product	S002	NAD	
125471	Exterior EX.001	Walls	Brick			
125472	Exterior EX.001	Gutters and downspouts	Plastic			
125473	Exterior EX.001	Old fascia	Timber			
125475	Exterior EX.001	Cement sheet debris	Cement product	S005	NAD	

Swimming Pool						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
125476	Exterior EX.001	Felt to flat roof	Bituminous product	S006	NAD	
125478	Exterior EX.001	Roof ducting insulation	Synthetic fibre			

6. FURTHER GUIDANCE

The aim of this survey report is to provide accurate information on the location of ACMs within the proposed work area. This information required to prepare a risk assessment and management plan detailing how the ACMs will be managed prior to starting the refurbishment or demolition project.

6.1 Asbestos removal

There is a specific requirement within the Control of Asbestos Regulations (CAR 2012, regulation 7) for all identified or presumed ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition.

All asbestos work must be carried out in accordance with CAR 2012 and all asbestos waste disposed of in accordance with the Hazardous Waste (England and Wales) (Amendment) Regulations 2009.

6.2 Licensed asbestos removal

Higher risk ACMs, such as sprayed asbestos coatings, asbestos insulation and asbestos insulating board (AIB) must only be removed by a **licensed asbestos removal contractor**. Licensed asbestos removal work is more hazardous because it involves ACMs that are more likely to release larger quantities of asbestos fibres when being removed than lower risk materials (such as asbestos cement).

As a result, workers who are employed in removing higher risk ACMs require specific training and should follow specific working practices. Workers should also use sophisticated respiratory protective equipment (RPE) and are legally required to be under regular medical surveillance. It is because of the hazardous nature of this work that a licence to do it is required from HSE.

6.3 Non-licensed asbestos removal

Some asbestos removal tasks, involving lower risk ACMs, do not require a licence. This is because any exposure to asbestos fibres from this type of work is not expected to present such a significant risk, if correct precautions are taken and procedures followed. Contractors carrying out non-licensed work must still have suitable information, instruction and training for the work they are going to be carrying out.

Under the asbestos regulations that came into force in April 2012, there are now two categories of 'non-licensed' work, one of which, 'notifiable non-licensed work', has additional requirements for employers.

6.4 Further refurbishment/demolition

Prior to any further major refurbishment and/or demolition a further intrusive asbestos survey in accordance with CAR 2012 will be required.

6.5 Existing documentation

Information relating to previous surveys and/or removal works must be stored alongside this report and form part of the asbestos management plan for the building.

APPENDIX A - ASBESTOS REGISTER

Swimming Pool													
ID	FLOOR ROOM/AREA	ROOM/AREA NUMBER	ITEM DESCRIPTION	SAMPLE REF	ASBESTOS TYPE SCORE	PRODUCT TYPE	DAMAGE	SURFACE TREATMENT	EXTENT	ACCESS	MAS	MAR	RECOMMENDED ACTION
125410	Ground Floor Swimming pool	G.004	Underside of cement roof sheeting - Cement product	S001	Chrysotile 1	1	0	1	See exterior	Difficult	3	Very Low	Remove prior to refurbishment/demolition (non-licensable works).
125457	Ground Floor Boiler room	G.013	Gaskets material to pipework - Gaskets (compressed)	S003	Chrysotile 1	1	1	1	Approx. 20 no	Difficult	4	Very Low	Remove prior to refurbishment/demolition (non-licensable works).
125462	Ground Floor Pool plant room	G.014	Switch fuse boxes - presumed - No access gained	P	Chrysotile 1	3	0	1	4 no	Medium	5	Low	Remove prior to refurbishment/demolition (non-licensable works).
125477	Exterior Exterior	EX.001	Roof sheeting and cladding - Cement product	X001	Chrysotile 1	1	1	1	Approx. 390 m ²	Difficult	4	Very Low	Remove prior to refurbishment/demolition (non-licensable works).
125474	Exterior Exterior	EX.001	Damp proof course - Bituminous product	S004	Chrysotile 1	1	0	0	85 lin m	Difficult	2	Very Low	Remove prior to refurbishment/demolition (non-licensable works).

****This register does not include areas not accessed.**

A. Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).	B. Extent of Damage	0	No visible damage	C. Surface Treatment	0	Composite materials	D. Asbestos Type	1	Chrysotile
				1	Low: minor damage, surface scratches or exposed edges		1	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets		2	Amphiboles but not Crocidolite
	2	Mill board, asbestos Insulating Board (AIB), textiles, gaskets, ropes, paper, felt		2	Medium: significant breakage of non-friable materials revealing loose fibres		2	Encapsulated thermal insulation or sprays, encapsulated AIB		3	Crocidolite
	3	Thermal insulation, sprayed asbestos, limpet, loose asbestos		3	High: significant breakage of friable material or visible asbestos debris		3	Unsealed thermal insulation or Sprays			

APPENDIX B - FLOOR PLANS

ASBESTOS BUILDING PLAN



DAF RISK CONSULTING LTD
UNIT 12, HUNNS MERE WAY
BRIGHTON
BN2 6AH
01273 437 025

SITE: HURST COLLEGE, BN6 9JS

BUILDING: SWIMMING POOL

FLOOR: GROUND

DATE(S) OF SURVEY: 14/04/2022

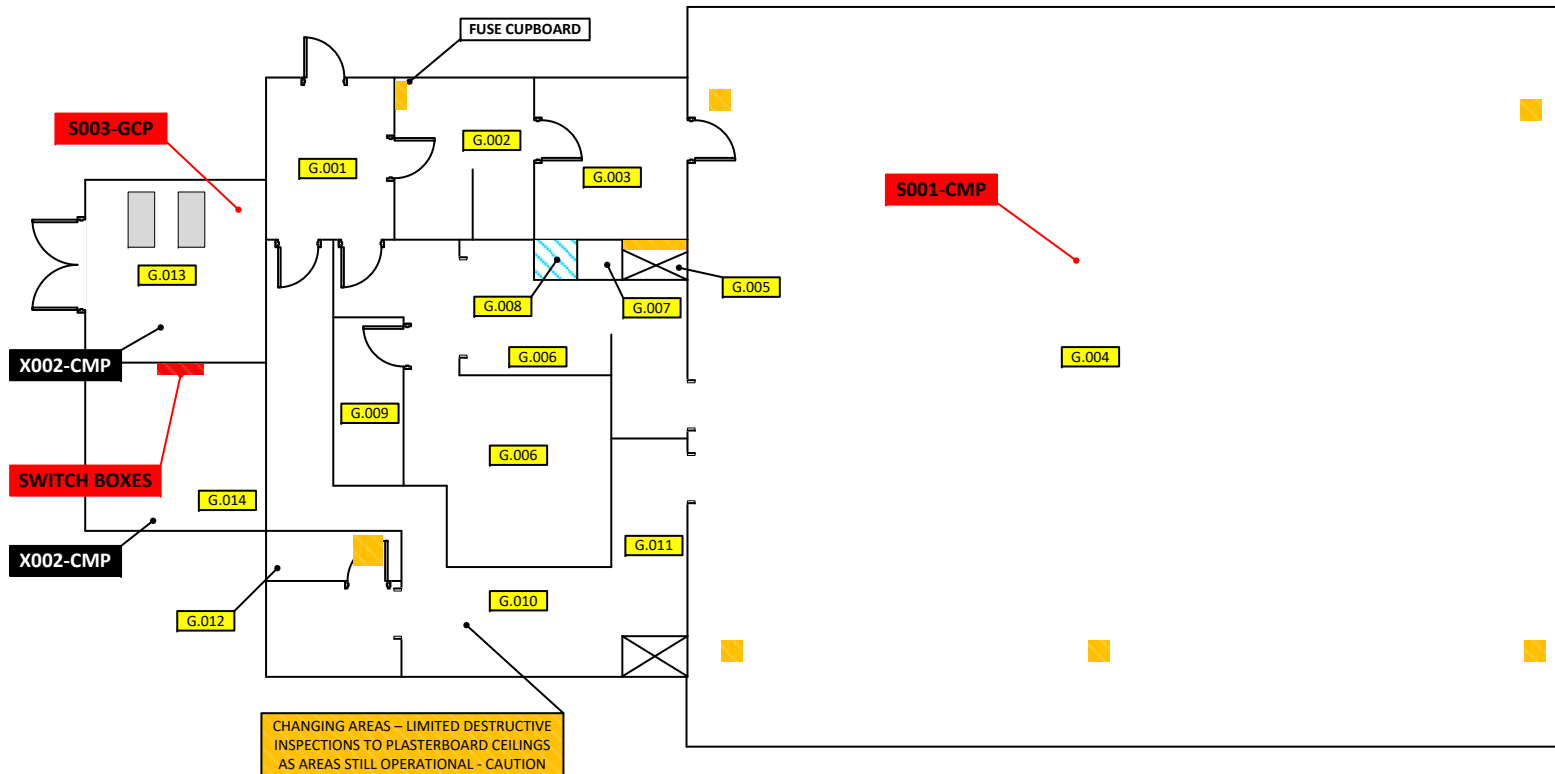
VERSION: 1.0

	ASBESTOS IDENTIFIED OR PRESUMED
	NO ASBESTOS IN SAMPLE
	NO ACCESS – PRESUME ASBESTOS
	LIMITED ACCESS – CAUTION
NOTES:	

PRODUCT TYPE

BTP	BITUMINOUS PRODUCT
CMP	CEMENT PRODUCT
DEB	ASBESTOS DEBRIS
FRM	FRICTION MATERIAL
GCP	GASKETS (COMPRESSED)
GRW	GASKETS (ROPE / WOVEN)
INB	INSULATING BOARD
INS	INSULATION
MAS	MASTIC & PUTTY
PPR	PAPER PRODUCT
PTS	PAINTED SURFACE
RPL	REINFORCED PLASTICS
RPS	ROPE SEAL
SPC	SPRAYED COATING
TXC	TEXTURED COATING
VTP	VINYL THERMAL PLASTIC
WVP	WOVEN PRODUCT

GROUND FLOOR



ASBESTOS BUILDING PLAN



DAF RISK CONSULTING LTD
UNIT 12, HUNNS MERE WAY
BRIGHTON
BN2 6AH
01273 437 025

SITE: HURST COLLEGE, BN6 9JS

BUILDING: SWIMMING POOL

FLOOR: GROUND

DATE(S) OF SURVEY: 15/04/2022

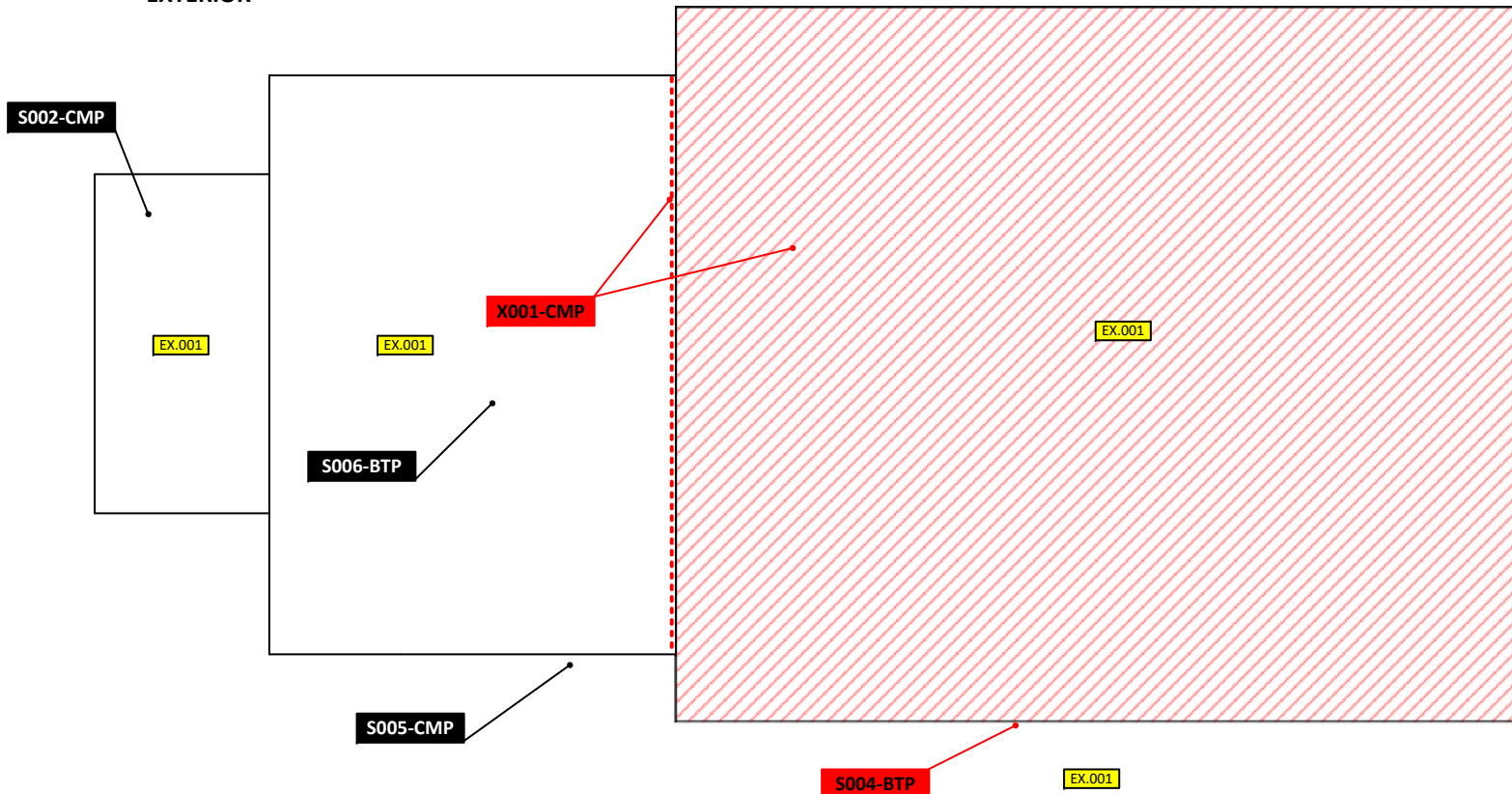
VERSION: 1.0

	ASBESTOS IDENTIFIED OR PRESUMED
	NO ASBESTOS IN SAMPLE
	NO ACCESS – PRESUME ASBESTOS
	LIMITED ACCESS – CAUTION
NOTES:	

PRODUCT TYPE

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RPL	REINFORCED PLASTICS
RPS	ROPE SEAL
SPC	SPRAYED COATING
TXC	TEXTURED COATING
VTP	VINYL THERMAL PLASTIC
WVP	WOVEN PRODUCT

EXTERIOR



APPENDIX C - BULK ANALYSIS CERTIFICATES

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/22/04/0502 DATE SAMPLED: 13/04/22 DATE RECEIVED: 21/04/22 DATE ANALYSED: 21/04/22 DATE ISSUED: 21/04/22 SAMPLES OBTAINED BY: DELIVERED NUMBER OF SAMPLES: 6	SITE ADDRESS: SWIMMING POOL, HURST COLLEGE, COLLEGE LANE, HURSTPIERPOINT, HASSOCKS SITE REFERENCE: B-01044		
	CLIENT: DAF RISK CONSULTING LTD CLIENT ADDRESS: UNIT 12 HUNNS MERE WAY, WOODINGDEAN, BRIGHTON, BN2 6AH PHONE NUMBER: 01273 437 025		
ANALYST NAME & SIGNATURE:		AUTHORISER NAME & SIGNATURE:	
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	S001	G.004 UNDERSIDE OF CEMENT ROOF SHEET	CHRYSTILE	CEMENT
2	S002	EX.001 ROOF SHEET	NADIS	CEMENT
3	S003	G.013 GASKET MATERIAL	CHRYSTILE	GASKET
4	S004	EX.001 DAMP PROOF COURSE	CHRYSTILE	BITUMEN
5	S005	EX.001 CEMENT SHEET DEBRIS	NADIS	CEMENT
6	S006	EX.001-ROOF FELT	NADIS	BITUMEN

KEY: CHRYSTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.

Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.

Note: Samples will be kept for a minimum of 6 months.

Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.

Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.

Note: The results relate only to the items tested.

Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU

Note: The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

END OF REPORT

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