



ENVIRONMENTAL CONSULTANTS LTD

Report No: AR/10/00215

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**SEAFIELD TOILETS
SEAHOUSES
TYPE 2 ASBESTOS SURVEY**



Survey to identify asbestos based materials
carried out on behalf of Northumberland County Council

Issue Date: 6 February 2010

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ASBESTOS SURVEY REPORT

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INTRODUCTION

Report No: AR/10/00215

Date of Issue: 06/02/10

Client: John Warwick
Northumberland County Council
Property Services Section (Asbestos)
Resources Department
Performance Group
County Hall
Morpeth
Northumberland NE61 2EF

Clients Order No
Date(s) of Survey: 22/01/10
Establishment Surveyed: Seafield
Toilets (Seahouses Car Park), Seahouses
NE68 7SW

Area(s) Surveyed: See Report Summary for details of the scope, limitations and areas surveyed.

Type of Survey: Type 2 - Standard Sampling, Identification and Assessment (see Additional Information section for definition)

Purpose, Aims and Objectives

This survey was undertaken to establish the presence and nature of asbestos based materials in the area(s) surveyed. Surveying, sampling and assessment of asbestos-containing materials was carried out in accordance with MDHS 100: July 2001.

Representative bulk and - if applicable - air samples were taken from the locations detailed in the following pages of this report. The bulk samples were subject to a careful cleaning procedure involving disintegration of the sample, acid washing, solvent washing, filtration etc., in order to expose fibres in a form suitable for microscopic analysis. Analysis was carried out in accordance with HSG 248 – ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures.’ by documented in-house procedures.

Vega Environmental Consultants Ltd cannot accept responsibility for any errors or misinterpretations introduced into a survey, or any resulting conclusions, as a result of a reduced sampling frequency specified by a client.

This survey attempts to identify all asbestos materials within the agreed scope of work. However, as asbestos materials can be completely hidden/buried within a structure, VEGA cannot accept responsibility for additional materials that may be identified at a later date.

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Surveyor: _____
M Steadman




Authorised By: _____
E Brown (Technical Director)



Report No: AR/10/00215

For the materials identified in the summary we would recommend the following actions as determined solely by the initial risk assessment score:

Area / Component / Sample Identifier	Level of ID (P/SP/ID)		Clean up of debris	Repair of damaged material	Encapsulation	Enclosure	Removal	Immediate restriction of access to/isolation of ACMs	Leave Undisturbed and Monitor Situation regularly.
Baby Changing Area - inaccessible	P								
Ladies Toilet / Store 1 - inaccessible	P								
Ladies Toilet / Store 2 - inaccessible	P								
Gents Toilets / Cupboard 1 - inaccessible	P								
Disabled Toilet - inaccessible	P								
Exterior / Window Soffits - insulation board / BS/02	ID								
Exterior / Damp Proof Course / BS/03	ID								

CODE	ACTION
	Remove ASAP
	Repair/Encapsulate ASAP
	Leave Undisturbed and Monitor Situation Regularly

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REPORT SUMMARY

Report No: AR/10/00215

Survey Specification:

Type 2 Survey

Definition: Type 2 Survey (Standard Sampling, Identification and Assessment):
The analyst will do a general walk around the whole area and look at all readily accessible areas. From his experience the analyst will attempt to identify any asbestos and/or asbestos products without the need for sampling. The areas will be assessed and where appropriate will be **presumed** to contain asbestos. Where it appears highly likely that materials will contain asbestos, there should be a **strong presumption** that it does. All materials, which are presumed to contain asbestos, must be assessed using the Material Assessment Algorithm. Where practicable representative samples will be taken from all materials in accordance with full sampling frequency recommendations and analysed. Sample points will be made safe but redecoration will not be carried out (see Appendix A).

Area(s) Surveyed / Excluded:

The details of the scope, limitations and areas surveyed during the course of this survey are outlined below:

On 22 January 2010, a type 2 survey was carried out at Seafield Toilets, Seahouses. The premises surveyed were erected in the 1960's, of a single storey construction with a flat felt roof and brick walls.

The purpose of the survey was to identify and report on the presence and condition of asbestos based materials.

Seafield Toilets - Exterior



Exterior - insulation board (under UPVC) is an asbestos containing material (ACM BS/02). It is in good condition and recommended it be left undisturbed and monitored.

Level of ID	Sample ID	Extent (m/m ² /m ³)	Product Type (1,2,3)	Condition (0,1,2,3)	Surface Treatment (0,1,2,3)	Asbestos Type (1,2,3)	Score	Access (IA,OA,EA)	Action (A1,A2,A3)
ID	BS/02	18m	1	0	1	1	3	OA	A3

ADDITIONAL INFORMATION: Report No: AR/10/00215

Seafield Toilets - Exterior



Exterior - damp proof course is an ACM (sample BS/03). It is in good condition and recommended it be left undisturbed and monitored.

Level of ID	Sample ID	Extent (m/m ² /m ³)	Product Type (1,2,3)	Condition (0,1,2,3)	Surface Treatment (0,1,2,3)	Asbestos Type (1,2,3)	Score	Access (IA,OA,EA)	Action (A1,A2,A3)
ID	BS/03	40m	1	0	0	1	2	EA	A3

Baby Changing Area, Stores 1 and 2, Cupboard 1 and Disabled Toilet were inaccessible (locked), therefore we must presume they contain asbestos. It is recommended an inspection takes place prior to any refurbishment work.

There are no photographs to support this.

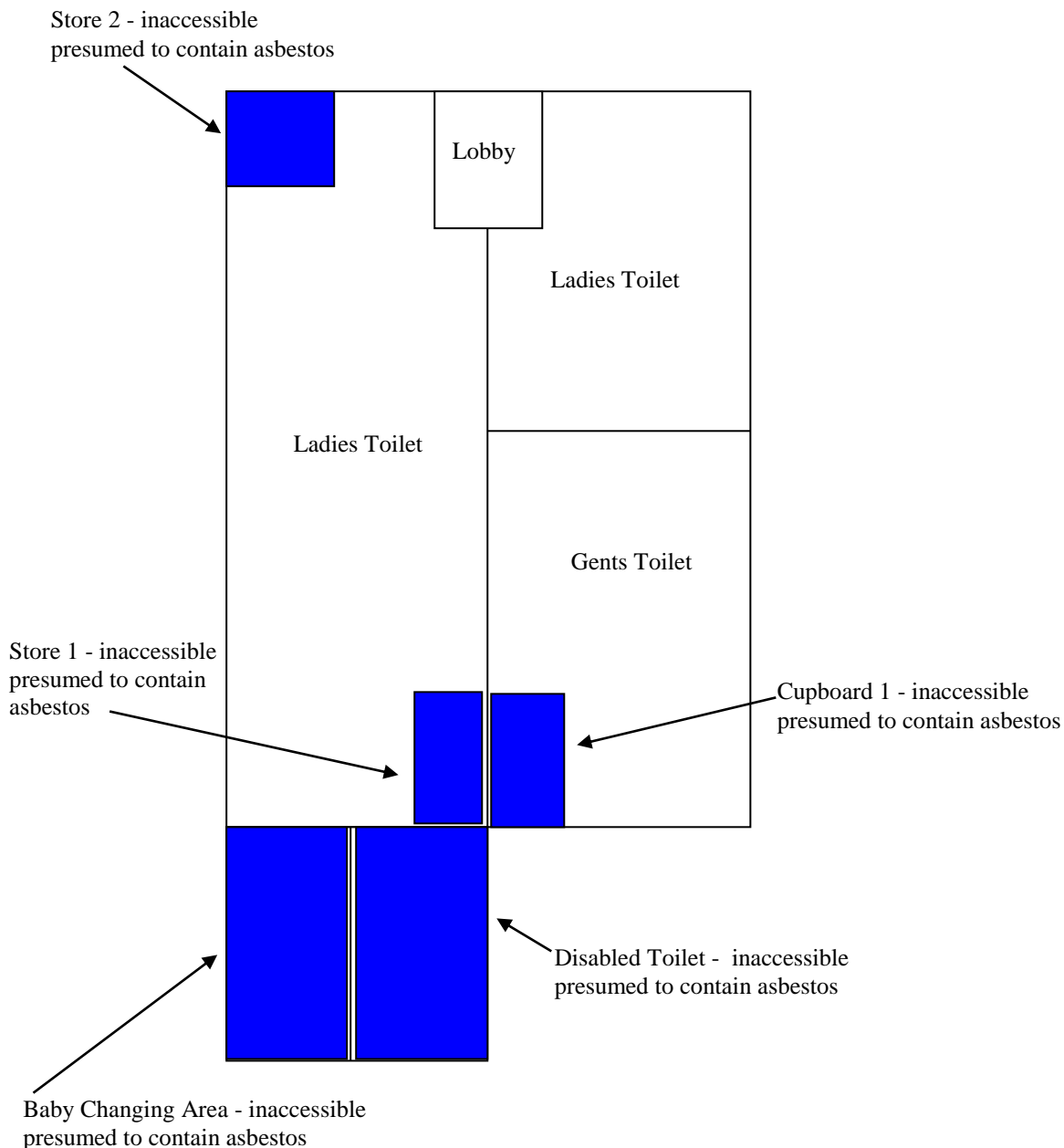
Level of ID	Sample ID	Extent (m/m ² /m ³)	Product Type (1,2,3)	Condition (0,1,2,3)	Surface Treatment (0,1,2,3)	Asbestos Type (1,2,3)	Score	Access (IA,OA,EA)	Action (A1,A2,A3)
P	-	-	-	-	-	-	-	IA	A3

Note: Vega Environmental Consultants Ltd recommends all work with asbestos based materials be undertaken by a licensed asbestos removal company, with relevant air sampling carried out by a laboratory accredited by UKAS for both sampling and airborne fibre counting. Any waste produced from removal activities should be disposed of in accordance with the Hazardous Waste Regulations 2005.

Report No: AR/10/00215

**DRAWING TO DEPICT ASBESTOS CONTAINING MATERIALS
AND ASBESTOS SAMPLE POINT LOCATIONS**

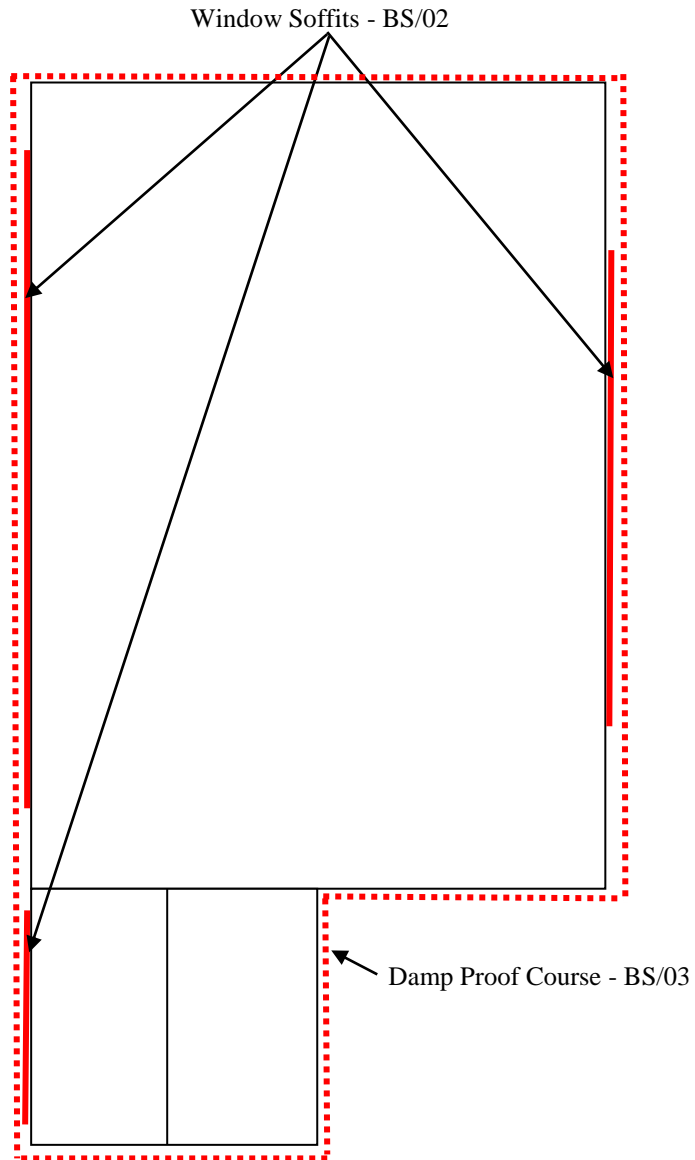
Seafield Toilets



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**DRAWING TO DEPICT ASBESTOS CONTAINING MATERIALS
AND ASBESTOS SAMPLE POINT LOCATIONS**

Exterior



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APPENDIX A

ASBESTOS SURVEY - DATA RECORD SHEET

Report No: AR/10/00215

Contact: John Warwick

Date of survey: 22/01/10

Client: Northumberland County Council
Property Services Section (Asbestos)
Resources Department
Performance Group
County Hall
Morpeth
Northumberland NE61 2EF

Survey Type: 2

Surveyor: M Steadman

Site Location: Seafield Toilets, Seahouses NE68 7SW

Area ID	Surveyed Yes/No	Location of sample point / Description of suspect material	Level of ID (P/SP/ID)	Sample ID	Extent (m/m ² /m ³)	Product Type (1,2,3)	Condition (0,1,2,3)	Surface Treatment (0,1,2,3)	Asbestos Type (1,2,3)	Score	Access (IA,OA,EA)	Action (A1,A2,A3)
SEAFIELD TOILETS												
Lobby	Yes	Ceiling - wood Walls - plaster over brick Boxing - wood Floor - stone tiles	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	NA NA NA NA	- - - -	- - - -	- - - -
Ladies Toilet	Yes	Ceiling - wood Walls - plaster over brick Boxing - wood Floor - stone tiles	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	NA NA NA NA	- - - -	- - - -	- - - -
<i>Baby Changing Area</i>	<i>No</i>	<i>No access - locked</i>	<i>P</i>	-	-	-	-	-	-	-	<i>AI</i>	<i>A3</i>
<i>Stores 1 & 2</i>	<i>No</i>	<i>No access - locked</i>	<i>P</i>	-	-	-	-	-	-	-	<i>AI</i>	<i>A3</i>

Level of ID: P – Presumed, SP – Strongly Presumed, ID – Identified. **Access:** IA – Inaccessible, OA – Occasionally Accessed, EA – Easily/Regularly Accessed

Asbestos Type: NA – Non-Asbestos **Action:** A1 – Remove ASAP, A2 – Repair/Encapsulate ASAP, A3 – Leave Undisturbed and Monitor Situation

Surveyor – M Steadman

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APPENDIX A

ASBESTOS SURVEY - DATA RECORD SHEET - continued

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Report No: AR/10/00215

Date of survey: 22/01/10

Area ID	Surveyed Yes/No	Location of sample point / Description of suspect material	Level of ID (P/SP/ID)	Sample ID	Extent (m/m ² /m ³)	Product Type (1,2,3)	Condition (0,1,2,3)	Surface Treatment (0,1,2,3)	Asbestos Type (1,2,3)	Score	Access (IA,OA,EA)	Action (A1,A2,A3)
SEAFIELD TOILETS (continued)												
Gents Toilet	Yes	Ceiling - wood Walls - ceramic tiles Boxing - wood Floor - stone tiles	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	NA NA NA NA	- - - -	- - - -	- - - -
<i>Cupboard 1</i>	<i>No</i>	<i>No access - locked</i>	<i>P</i>	-	-	-	-	-	-	-	<i>AI</i>	<i>A3</i>
<i>Disabled Toilet</i>	<i>No</i>	<i>No access - locked</i>	<i>P</i>	-	-	-	-	-	-	-	<i>AI</i>	<i>A3</i>
EXTERIOR												
Exterior	Yes	Roof - felt Fascias - wood <i>Window soffits - insulation board under UPVC)</i> Walls - brick <i>Damp proof course</i>	ID - <i>ID</i> - <i>ID</i>	BS/01 - <i>BS/02</i> - <i>BS/03</i>	- - <i>18m</i> - <i>40m</i>	- - <i>1</i> - <i>1</i>	- - <i>0</i> - <i>0</i>	- - <i>1</i> - <i>0</i>	NA NA <i>1</i> NA <i>1</i>	- - <i>3</i> - <i>2</i>	- - <i>OA</i> - <i>EA</i>	- - <i>A3</i> - <i>A3</i>

Level of ID: P – Presumed, SP – Strongly Presumed, ID – Identified. **Access:** IA – Inaccessible, OA – Occasionally Accessed, EA – Easily/Regularly Accessed

Asbestos Type: NA – Non-Asbestos **Action:** A1 – Remove ASAP, A2 – Repair/Encapsulate ASAP, A3 – Leave Undisturbed and Monitor Situation

Surveyor – M Steadman

APPENDIX B

VEGA ENVIRONMENTAL CONSULTANTS LTD

MATERIAL ASSESSMENT ALGORITHM – FOR TYPE 1/TYPE 2 SURVEY		
Sample Variable	Score	Main Examples
Product Type	1	Asbestos reinforced composites (plastic, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Condition	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, painted or asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

INITIAL ACTION PLAN			
MATERIAL ASSESSMENT SCORE	ACCESS		
	Inaccessible	Occasionally Accessed	Easily/Regularly Accessed
Very Low Risk: < 5	A3	A3	A3
Low Risk: 5-6	A3	A3	A2
Medium Risk: 7-9	A3	A2	A1
High Risk: 10-12	A2	A1	A1



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APPENDIX C

ASBESTOS ANALYSIS REPORT

Page 1 of 1

Report No: AR/10/00215	Date of Issue: 06/02/10
Client: John Warwick Northumberland County Council Property Services Section (Asbestos) Resources Department Performance Group County Hall Morpeth Northumberland NE61 2EF	Date Sample Received: 22/01/10
Origin of bulk sample:	Date Analysed: 22/01/10
Samples taken by:	Laboratory: Permanent
	Order/Contract No.
	Company: Vega Ltd

Samples analysed by

Sample ID	Location of Sample Point	Analysis
BS/01	Exterior, Roof - felt	No asbestos detected
BS/02	Exterior, Window Soffits - insulation board	Chrysotile - (white asbestos)
BS/03	Exterior - damp proof course	Chrysotile

Analysis was carried out in accordance with HSG248: February 2005 – ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures’ by documented in-house procedure Number ASB/3. VEGA cannot accept responsibility for the information on, or condition of, bulk samples taken/supplied by non-Vega personnel or the effect such information or condition may have on the analysis of fibrous content.

Checked By: _____ **Authorised By:** _____
E Brown E Brown
(Technical Director)

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Procedure ASB/3 APPENDIX B, Page 1 of 2, Issue No.10, Issue Date 08/05/07, Issued by VEGA



APPENDIX D

INSURANCE INFORMATION

Issue No: 3	Form No: 098	Issue Date: 04/01/10
<u>Insurance Information</u>		Page No: 1 of 1
		Issued By: Andrea Scott

Report No: AR/10/00215 Appendix

Vega Environmental Consultants Ltd hold Professional Indemnity Insurance. This policy is provided by Miles Smith (Policy No. B0740531090010). This report is issued with the following Caveats:

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

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

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Type 2 'Management' surveys are not fully intrusive surveys and ACM's may be hidden or obscured by other items e.g. overboarding / disguising or ACM's behind other ACM's (e.g. asbestos pipe insulation behind AIB boxing). In these cases detection will be impaired.
Type 3 'demolition / refurbishment' surveys are fully intrusive surveys. However, where ACM's are identified or suspected the surveyor cannot remove these items to inspect behind them (e.g. AIB ceilings and boxing) for additional ACMs.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos (e.g. plant rooms, ducts etc) and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2006 or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken: where an area is not covered by this survey it will be due to no access for one reason or another, e.g. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health & Safety at Work etc Act 1974 for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (e.g. Artex). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- Vega Environmental Consultants Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Vega Environmental Consultants Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

References

1. Miles Smith Certificate of Insurance ref: MSPI0505.