

A Demolition Survey Report for Asbestos-Containing Materials at:



SITE LOCATION: Changing Rooms and Toilet Block in Church Road, Wootton, Bedfordshire, MK43 9EU

PREPARED FOR: Wootton Parish Council

SURVEYED ON: 9 Aug 2023

SURVEY REF: AGG 611

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Report Details

Report By	The Asbestos Man
Client	Wootton Parish Council
Project	AGG 611
Site Address	Changing Rooms and Toilet Block in Church Road, Wootton, Bedfordshire, MK43 9EU
Site Coordinates	52.0944235, -0.5334726
Site Location	
Site Description	The changing rooms had extensions added later at either end of the building. External walls were constructed of brick, internal walls were building blocks and a clay tiled roof sited on a concrete slab. The toilet block was constructed of brick walls and a concrete slab roof sited on a concrete slab.
Scope of Work	The survey carried out was an asbestos demolition survey of the toilet block and the walls within the changing rooms. The toilet block is to be demolished down to floor slab. The changing rooms are remaining and the internal wall layout is to be completely changed.
Purpose of Survey	To locate, so far as was reasonably practicable, the presence and extent of all asbestos-containing materials (ACMs) before any demolition works commence.
Surveyors	Alan Geddes
Survey Dates	9 Aug 2023
QC Date	11 Aug 2023

This report has been produced on the understanding that it may be used in its entirety but not quoted in part.

Totals

The table highlights the material score of asbestos-containing materials identified during this survey. The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential.

Very Low	Low	Medium	High
12	0	0	0

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Sign Off

Quality Control
Alan Geddes
11th Aug 2023



Introduction

This survey was conducted in accordance with HSG 264 (Asbestos: The Survey Guide). The Asbestosman (Thermal Insulation Systems Ltd) cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. The Asbestosman (Thermal Insulation Systems Ltd) cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. The Asbestosman (Thermal Insulation Systems 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 that necessary for taking of the samples.

Alan Geddes (The Asbestosman) was instructed by Sue Edgar Playford on behalf of Wootton Parish Council, to carry out an asbestos targeted demolition survey of the Changing Rooms and the Toilet Block in Church Road, Wootton, Bedfordshire, MK43 9EU on the 9th of August 2023.

Executive Summary

Changing Rooms - The original building has asbestos-containing textured coatings on the ceilings, to be removed prior to any demolition works commencing (see the floor plan in this report). A total of 65 square metres within 11 rooms.

During the demolition of the Toilet Block the asbestos-containing felt damp proof course, should be removed and disposed of as asbestos waste. 17 linear metres.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as asbestos-containing.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Changing Rooms / ground floor / 001 - main entrance and corridor	on the ceiling (middle section, the original building)	textured coating	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	20

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Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Changing Rooms / ground floor / 002 - double changing room	on the ceiling (original part)	textured coating	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	22
Changing Rooms / ground floor / 003 - shower room	on the ceiling	textured coating below skimmed plaster	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	23
Changing Rooms / ground floor / 004 - changing room	on the ceiling	textured coating	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	24
Changing Rooms / ground floor / 005 - single shower room	on the ceiling	textured coating	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	26
Changing Rooms / ground floor / 008 - single shower room	on the ceiling	textured coating	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	31
Changing Rooms / ground floor / 009 - changing room	on the ceiling	textured coating below skimmed plaster	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	32
Changing Rooms / ground floor / 010 - shower room	on the ceiling	textured coating	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	33
Changing Rooms / ground floor / 011 - changing room	on the ceiling	textured coating	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	34
Changing Rooms / ground floor, external / 014 - boiler room	on the ceiling	textured coating	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	37
Changing Rooms / ground floor, external / 015 - cctv room	on the ceiling	textured coating	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	39

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Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Toilet Block / external / around the building	damp proof course	bituminous felt	2 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	44

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see Report Details (p. 2) and Variations to Scope (p. 5).

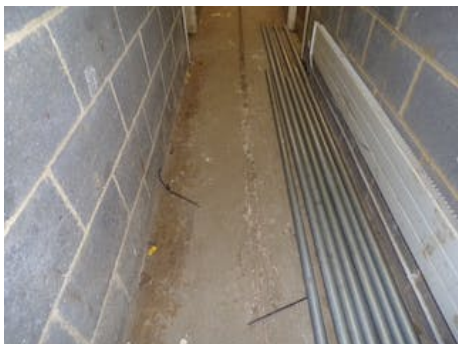
Building / Level / Location	Inspect	Access / Notes	Photo	Page
Changing Rooms / ground floor / throughout all rooms	--	No Access / Not accessed within or below concrete floor slab		36
Changing Rooms / ground floor, external / between changing rooms and toilet block	below drain cover	No Access / outside the scope of this survey		41
Toilet Block / ground floor / 003 - Gents toilet	within main electric switch box	No Access / Live at the time of this survey		45

table continued from previous page...

Building / Level / Location	Inspect	Access / Notes	Photo	Page
Toilet Block / ground floor / throughout all rooms	--	No Access / Not accessed within or below concrete roof and floor slabs		46

Asbestos Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Changing Rooms / ground floor / 001 - main entrance and corridor	on the ceiling (middle section, the original building)	textured coating	Sample S2	9.5 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	20
Changing Rooms / ground floor / 002 - double changing room	on the ceiling (original part)	textured coating	Strongly Presume S2	10 SQ. M.	Chrysotile	1	1	1	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	22
Changing Rooms / ground floor / 003 - shower room	on the ceiling	textured coating below skimmed plaster	Strongly Presume S2	3.6 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	23
Changing Rooms / ground floor / 004 - changing room	on the ceiling	textured coating	Strongly Presume S2	9.5 SQ. M.	Chrysotile	1	1	1	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	24
Changing Rooms / ground floor / 005 - single shower room	on the ceiling	textured coating	Strongly Presume S2	3 SQ. M.	Chrysotile	1	1	1	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	26
Changing Rooms / ground floor / 008 - single shower room	on the ceiling	textured coating	Strongly Presume S2	2.9 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	31
Changing Rooms / ground floor / 009 - changing room	on the ceiling	textured coating below skimmed plaster	Strongly Presume S2	9.2 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	32
Changing Rooms / ground floor / 010 - shower room	on the ceiling	textured coating	Strongly Presume S2	4.6 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	33
Changing Rooms / ground floor / 011 - changing room	on the ceiling	textured coating	Strongly Presume S2	9.3 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	34
Changing Rooms / ground floor, external / 014 - boiler room	on the ceiling	textured coating	Strongly Presume S3	1.5 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	37

table continued from previous page...

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Changing Rooms / ground floor, external / 015 - cctv room	on the ceiling	textured coating	Sample S3	1.5 SQ. M.	Chrysotile	1	0	1	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	39
Toilet Block / external / around the building	damp proof course	bituminous felt	Sample S7	17 L M	Chrysotile	1	0	0	2 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	44

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Changing Rooms / external / around the building	roof (clay tiles), fascia boards (timber), rainwater products (plastic), walls (brick) and doors (timber)	no asbestos-containing materials were evident				
Changing Rooms / external / around the building	soffit boards (grey boards)	asbestos cement		0 None		18
Changing Rooms / external / around the building	undercloak boards	asbestos cement		0 None		17
Changing Rooms / ground floor / 001 - main entrance and corridor	doors (timber), walls (block and brick), door frames (timber) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 001 - main entrance and corridor	on the ceiling (either ends, extensions)	textured coating		0 None		19
Changing Rooms / ground floor / 001 - main entrance and corridor	on the ceiling (middle section, the original building)	textured coating		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	20
Changing Rooms / ground floor / 002 - double changing room	door (timber), door frame (timber), skylight surround (timber), walls (block and brick/plaster), wall vent cover (metal) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 002 - double changing room	on the ceiling (extension)	textured coating		0 None		21
Changing Rooms / ground floor / 002 - double changing room	on the ceiling (original part)	textured coating		4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	22
Changing Rooms / ground floor / 003 - shower room	door frame (timber), skylight surround (timber), walls ceramic tiles and (block), wall vent cover (metal) and floor (quarry tiles and screed)	no asbestos-containing materials were evident				

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Changing Rooms / ground floor / 003 - shower room	on the ceiling	textured coating below skimmed plaster		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	23
Changing Rooms / ground floor / 004 - changing room	door (timber), door frame (timber), skylight surrounds (timber), walls (block), wall vent cover (metal) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 004 - changing room	on the ceiling	textured coating		4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	24
Changing Rooms / ground floor / 005 - single shower room	door frame (timber), walls ceramic tiles and (block), floor (quarry tiles and screed), hot water cylinder and pipe lagging (foam)	no asbestos-containing materials were evident				25
Changing Rooms / ground floor / 005 - single shower room	on the ceiling	textured coating		4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	26
Changing Rooms / ground floor / 006 - changing room	door (timber), door frame (timber), walls (block and brick), floor (screed) and within redundant gas meter cabinet (fibreglass)	no asbestos-containing materials were evident				28
Changing Rooms / ground floor / 006 - changing room	on the ceiling (either ends)	textured coating		0 None		27
Changing Rooms / ground floor / 007 - changing room	door (timber), door frame (timber), walls (block and brick) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 007 - changing room	on the ceiling (either ends)	textured coating		0 None		29
Changing Rooms / ground floor / 008 - single shower room	door frame (timber), walls ceramic tiles and (block), floor (quarry tiles and screed), hot water cylinder and pipe lagging (foam)	no asbestos-containing materials were evident				30
Changing Rooms / ground floor / 008 - single shower room	on the ceiling	textured coating		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	31

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Changing Rooms / ground floor / 009 - changing room	door (timber), door frame (timber), skylight surrounds (timber), walls (block), wall vent cover (metal) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 009 - changing room	on the ceiling	textured coating below skimmed plaster		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	32
Changing Rooms / ground floor / 010 - shower room	door frame (timber), skylight surround (timber), walls ceramic tiles and (block), wall vent cover (metal) and floor (quarry tiles and screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 010 - shower room	on the ceiling	textured coating		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	33
Changing Rooms / ground floor / 011 - changing room	door (timber), door frame (timber), skylight surrounds (timber), walls (block), wall vent cover (metal) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 011 - changing room	on the ceiling	textured coating		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	34
Changing Rooms / ground floor / 012 - changing room	door (timber), door frame (timber), walls (block) and floor (screed)	no asbestos-containing materials were evident				
Changing Rooms / ground floor / 012 - changing room	on the ceiling	textured coating		0 None		35
Changing Rooms / ground floor / throughout all rooms	--	--	No Access / Not accessed within or below concrete floor slab			36
Changing Rooms / ground floor, external / 014 - boiler room	on the ceiling	textured coating		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	37
Changing Rooms / ground floor, external / 014- boiler room	door (timber), door frame (timber), walls (block), floor (screed), boiler (Potterton Flamingo 11) and pipe lagging (foam)	no asbestos-containing materials were evident				38

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Changing Rooms / ground floor, external / 015 - cctv room	door (timber), door frame (timber), walls (block), floor (screed), electrics backing board (timber) and consumer units (modern)	no asbestos-containing materials were evident				40
Changing Rooms / ground floor, external / 015 - cctv room	on the ceiling	textured coating		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	39
Changing Rooms / ground floor, external / between changing rooms and toilet block	below drain cover	--	No Access / outside the scope of this survey			41
Changing Rooms / Ground floor, roof area / 013 - loft space	access hatch (timber), underside of felt roof covering, walls (block), skylight surrounds (timber), floor (mmmf loft insulation roll), 2 X water tanks (plastic) and pipe lagging (foam)	no asbestos-containing materials were evident				42
Toilet Block / external / around the building	damp proof course	bituminous felt		2 Very Low	Non-licensable material. Remove and dispose of as asbestos waste	44
Toilet Block / external / around the building	roof covering	bituminous on expanding metal/ concrete slab		0 None		43
Toilet Block / external / around the building	walls (rendered brick and brick) and security doors (metal)	no asbestos-containing materials were evident				
Toilet Block / ground floor / 001 - Ladies toilet	door (metal covered timber), underside of the roof (concrete slab), internal doors/door frames (timber), walls (brick), floor (concrete) and sanitaryware (modern)	no asbestos-containing materials were evident				

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Toilet Block / ground floor / 002 - caretakers and services cupboard	door (metal covered timber), underside of the roof (concrete slab), walls (brick), floor (concrete), consumer unirs (modern), 4 x toilet cistens (plastic), drain pipes (plastic) and pipe lagging (foam and hessian wrap)	no asbestos-containing materials were evident				
Toilet Block / ground floor / 003 - Gents toilet	door (metal covered timber), underside of the roof (concrete slab), internal door/door frame (timber), walls (brick), floor (concrete) and sanitaryware (modern)	no asbestos-containing materials were evident				
Toilet Block / ground floor / 003 - Gents toilet	within main electric switch box	--	No Access / Live at the time of this survey			45
Toilet Block / ground floor / throughout all rooms	--	--	No Access / Not accessed within or below concrete roof and floor slabs			46

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

Changing Rooms > external > around the building > undercloak boards

Building	Changing Rooms	Level	external
Location	around the building	Item	undercloak boards
Material	asbestos cement	Extent	2 x 8 L M
			
Strategy / Sample Id	Sample / S4	Fibre Type	NADIS

Changing Rooms > external > around the building > soffit boards (grey boards)

Building	Changing Rooms	Level	external
Location	around the building	Item	soffit boards (grey boards)
Material	asbestos cement	Extent	17 L M
			
Strategy / Sample Id	Sample / S5	Fibre Type	NADIS

Changing Rooms > ground floor > 001 - main entrance and corridor > on the ceiling (either ends, extensions)

Building	Changing Rooms	Level	ground floor
Location	001 - main entrance and corridor	Item	on the ceiling (either ends, extensions)
Material	textured coating	Extent	6 SQ. M.
			
Strategy / Sample Id	Sample / S1	Fibre Type	NADIS

Changing Rooms > ground floor > 001 - main entrance and corridor > on the ceiling (middle section, the original building)

Building	Changing Rooms	Level	ground floor
Location	001 - main entrance and corridor	Item	on the ceiling (middle section, the original building)
Material	textured coating	Extent	9.5 SQ. M.
			
Strategy / Sample Id	Sample / S2	Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor > 002 - double changing room > on the ceiling (extension)

Building	Changing Rooms	Level	ground floor
Location	002 - double changing room	Item	on the ceiling (extension)
Material	textured coating	Extent	9.5 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S1	Presumed Fibre Type	NADIS

Changing Rooms > ground floor > 002 - double changing room > on the ceiling (original part)

Building	Changing Rooms	Level	ground floor
Location	002 - double changing room	Item	on the ceiling (original part)
Material	textured coating	Extent	10 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Changing Rooms > ground floor > 003 - shower room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	003 - shower room	Item	on the ceiling
Material	textured coating below skimmed plaster	Extent	3.6 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor > 004 - changing room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	004 - changing room	Item	on the ceiling
Material	textured coating	Extent	9.5 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Changing Rooms > ground floor > 005 - single shower room > door frame (timber), walls ceramic tiles and (block), floor (quarry tiles and screed), hot water cylinder and pipe lagging (foam)

Building	Changing Rooms	Level	ground floor
Location	005 - single shower room	Item	door frame (timber), walls ceramic tiles and (block), floor (quarry tiles and screed), hot water cylinder and pipe lagging (foam)
Material	no asbestos-containing materials were evident	Extent	



Changing Rooms > ground floor > 005 - single shower room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	005 - single shower room	Item	on the ceiling
Material	textured coating	Extent	3 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Changing Rooms > ground floor > 006 - changing room > on the ceiling (either ends)

Building	Changing Rooms	Level	ground floor
Location	006 - changing room	Item	on the ceiling (either ends)
Material	textured coating	Extent	9.2 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S1	Presumed Fibre Type	NADIS

Changing Rooms > ground floor > 006 - changing room > door (timber), door frame (timber), walls (block and brick), floor (screed) and within redundant gas meter cabinet (fibreglass)

Building	Changing Rooms	Level	ground floor
Location	006 - changing room	Item	door (timber), door frame (timber), walls (block and brick), floor (screed) and within redundant gas meter cabinet (fibreglass)
Material	no asbestos-containing materials were evident	Extent	



Changing Rooms > ground floor > 007 - changing room > on the ceiling (either ends)

Building	Changing Rooms	Level	ground floor
Location	007 - changing room	Item	on the ceiling (either ends)
Material	textured coating	Extent	9.2 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S1	Presumed Fibre Type	NADIS

Changing Rooms > ground floor > 008 - single shower room > door frame (timber), walls ceramic tiles and (block), floor (quarry tiles and screed), hot water cylinder and pipe lagging (foam)

Building	Changing Rooms	Level	ground floor
Location	008 - single shower room	Item	door frame (timber), walls ceramic tiles and (block), floor (quarry tiles and screed), hot water cylinder and pipe lagging (foam)
Material	no asbestos-containing materials were evident	Extent	



Changing Rooms > ground floor > 008 - single shower room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	008 - single shower room	Item	on the ceiling
Material	textured coating	Extent	2.9 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor > 009 -changing room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	009 -changing room	Item	on the ceiling
Material	textured coating below skimmed plaster	Extent	9.2 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor > 010 - shower room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	010 - shower room	Item	on the ceiling
Material	textured coating	Extent	4.6 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor > 011 - changing room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	011 - changing room	Item	on the ceiling
Material	textured coating	Extent	9.3 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S2	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor > 012 - changing room > on the ceiling

Building	Changing Rooms	Level	ground floor
Location	012 - changing room	Item	on the ceiling
Material	textured coating	Extent	9.2 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S1	Presumed Fibre Type	NADIS

Changing Rooms > ground floor > throughout all rooms >

Building	Changing Rooms	Level	ground floor
Location	throughout all rooms	Item	
Material		Extent	
			
Access / Notes	No Access / Not accessed within or below concrete floor slab		

Changing Rooms > ground floor, external > 014 - boiler room > on the ceiling

Building	Changing Rooms	Level	ground floor, external
Location	014 - boiler room	Item	on the ceiling
Material	textured coating	Extent	1.5 SQ. M.
			
Strategy / Sample Id	Strongly Presume / S3	Presumed Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor, external > 014- boiler room > door (timber), door frame (timber), walls (block), floor (screed), boiler (Potterton Flamingo 11) and pipe lagging (foam)

Building	Changing Rooms	Level	ground floor, external
Location	014- boiler room	Item	door (timber), door frame (timber), walls (block), floor (screed), boiler (Potterton Flamingo 11) and pipe lagging (foam)
Material	no asbestos-containing materials were evident	Extent	



Changing Rooms > ground floor, external > 015 - cctv room > on the ceiling

Building	Changing Rooms	Level	ground floor, external
Location	015 - cctv room	Item	on the ceiling
Material	textured coating	Extent	1.5 SQ. M.
			
Strategy / Sample Id	Sample / S3	Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Changing Rooms > ground floor, external > 015 - cctv room > door (timber), door frame (timber), walls (block), floor (screed), electrics backing board (timber) and consumer units (modern)

Building	Changing Rooms	Level	ground floor, external
Location	015 - cctv room	Item	door (timber), door frame (timber), walls (block), floor (screed), electrics backing board (timber) and consumer units (modern)
Material	no asbestos-containing materials were evident	Extent	



Changing Rooms > ground floor, external > between changing rooms and toilet block > below drain cover

Building	Changing Rooms	Level	ground floor, external
Location	between changing rooms and toilet block	Item	below drain cover
Material		Extent	
			
Access / Notes	No Access / outside the scope of this survey		

Changing Rooms > Ground floor, roof area > 013 - loft space > access hatch (timber), underside of felt roof covering, walls (block), skylight surrounds (timber), floor (mmmf loft insulation roll), 2 X water tanks (plastic) and pipe lagging (foam)

Building	Changing Rooms	Level	Ground floor, roof area
Location	013 - loft space	Item	access hatch (timber), underside of felt roof covering, walls (block), skylight surrounds (timber), floor (mmmf loft insulation roll), 2 X water tanks (plastic) and pipe lagging (foam)
Material	no asbestos-containing materials were evident	Extent	



Toilet Block > external > around the building > roof covering

Building	Toilet Block	Level	external
Location	around the building	Item	roof covering
Material	bituminous on expanding metal/concrete slab	Extent	16 SQ. M.
			
Strategy / Sample Id	Sample / S6	Fibre Type	NADIS

Toilet Block > external > around the building > damp proof course

Building	Toilet Block	Level	external
Location	around the building	Item	damp proof course
Material	bituminous felt	Extent	17 L M
			
Strategy / Sample Id	Sample / S7	Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Toilet Block > ground floor > 003 - Gents toilet > within main electric switch box

Building	Toilet Block	Level	ground floor
Location	003 - Gents toilet	Item	within main electric switch box
Material		Extent	
			
Access / Notes	No Access / Live at the time of this survey		

Toilet Block > ground floor > throughout all rooms >

Building	Toilet Block	Level	ground floor
Location	throughout all rooms	Item	
Material		Extent	
			
Access / Notes	No Access / Not accessed within or below concrete roof and floor slabs		

Appendices

See following pages...

Limitations and Restrictions

Introduction

For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, The Asbestosman (Thermal Insulation Systems Ltd) should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

Survey Report

This survey report details the findings of a Demolition survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide.

This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.

The Asbestosman (Thermal Insulation Systems Ltd) cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting The Asbestosman (Thermal Insulation Systems Ltd) in the first instance, then no liability will be accepted.

The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. The Asbestosman (Thermal Insulation Systems Ltd) can produce a Specification Document for pricing, on request.

The Asbestosman (Thermal Insulation Systems Ltd) cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

Specific Exclusions Relating to Inspection

The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.

Specific Exclusions Relating to Sampling

Certain materials contain asbestos to varying degrees (Artex for example) and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, 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 (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, 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
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Bulk Sample Test Certificates

See following pages...

Sycamore Court
North Leigh Business Park
North Leigh
Oxfordshire OX29 6SW

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4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J069189

Client	Thermal Insulation Systems Ltd (t/a The Asbestos Man)	Attention	Alan Geddes
Client Address	135 Gardenia Avenue, Luton, Bedfordshire, LU3 2NR		
Site Address	Changing Rooms & Toilet Block at Church Road, Wootton, Bedford, Bedfordshire, MK43 9EU		
Site Ref	AGG 611	No. of Samples	7

Date Received	10/08/2023	Date of Analysis	11/08/2023	Report Issue Date	11/08/2023
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All records, communications and reports pertaining to the analysis are archived for a minimum of five years. The samples analysed are retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS282572	S1	Rooms 1,2,6,7 & 12	Textured Coating on Ceilings	N.A.D.I.S
BS282573	S2	Rooms 3,4,5,6,7 & 12	Textured Coating on Ceilings	Chrysotile
BS282574	S3	Rooms 14 & 15	Textured Coating on Ceilings	Chrysotile
BS282575	S4	External	Undercloak Boards	N.A.D.I.S
BS282576	S5	External	Soffits Boards	N.A.D.I.S
BS282577	S6	Toilet Block , External	Bituminous Roof Covering	N.A.D.I.S

Analysed By	Gina Kendall
Analyst Signatory	

Approved By	Wayne Godfrey
Approver Signatory	

ALS14A

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Issue Date: 12/10/2022

Issued by: Quality Manager

Issue No. 8

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Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS282578	S7	Toilet Block , External	Damp Proof Course	Chrysotile

Fibre Type Detected Key

N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; Amosite = Brown Asbestos; Crocidolite = Blue Asbestos; Actinolite, Anthophyllite & Tremolite = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Gina Kendall
Analyst Signatory	

ALS14A

Issued by: Quality Manager

Approved By	Wayne Godfrey
Approver Signatory	

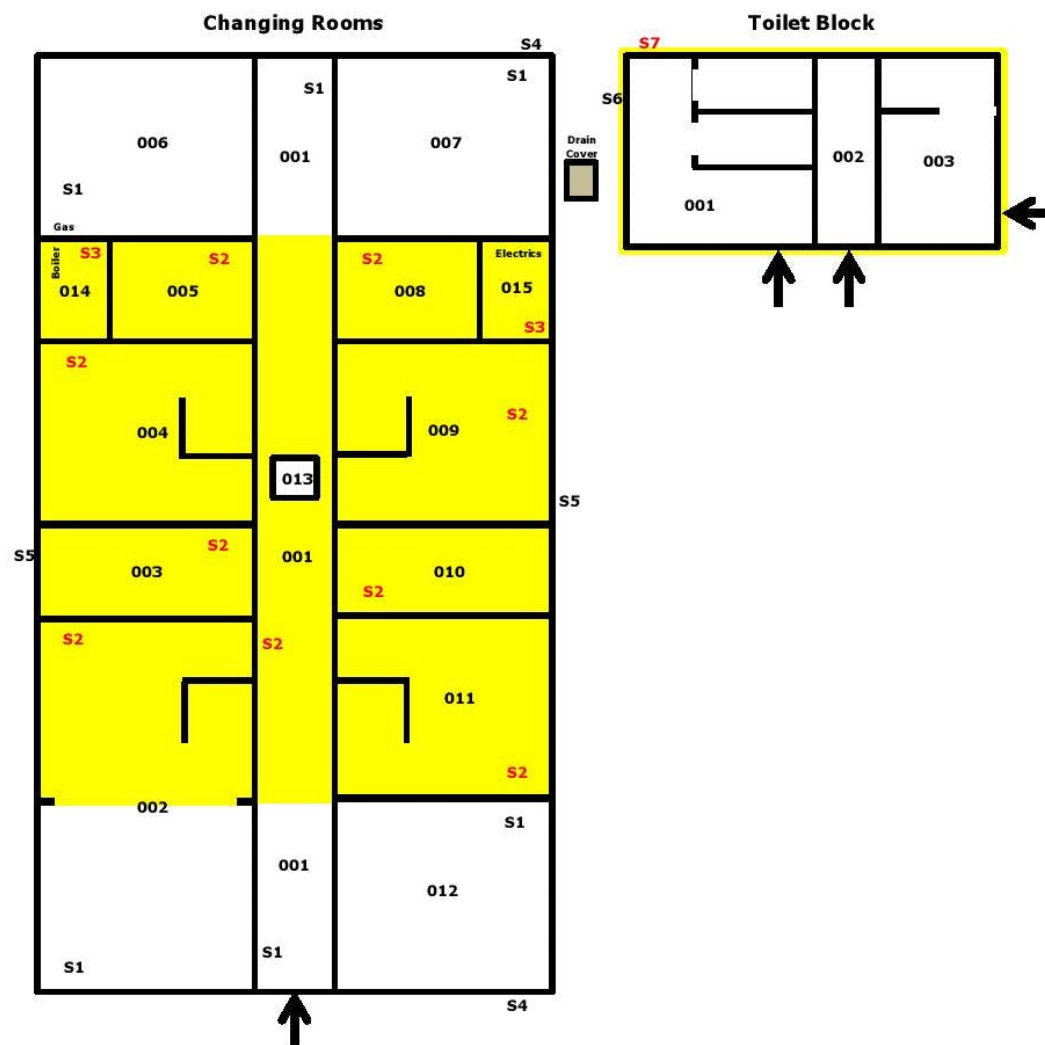
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Floorplans

See following pages...

**Plan Key: (Print in Colour)****S*** = Positive Sample (ACM)**S*** = Negative Sample (Non-ACM)**SP** = Surveyors Opinion (Presumed ACM)

= Room/area Not accessed within
 = Asbestos Insulation Board
 = Asbestos Lagging or Coating
 = Asbestos Cement
 = Other Asbestos-Containing Materials