PATTINSON SCIENTIFIC SERVICES LIMITED
Independent Analytical Laboratory & Inspection Body
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Report Number: 19-12895

ASBESTOS SURVEY OF CLIENT SPECIFIED AREAS ONLY OF

Chase Park, Whickham, Gateshead, Tyne & Wear, NE16 4EE

UKAS INSPECTION
0307

Registered in England Company No. 4555995
Directors: Karl Reid MSc CSci CChem FRSC AIEMA CCP(Asbestos), Chris Gilliead BSc(Hons) CCP(Asbestos) Tech(IOSH)
v1.4

EXECUTIVE SUMMARY

Scope, type and extent of survey
Targeted refurbishment survey of client specified areas only of Chase Park, Whickham, Gateshead, NE8 1HH. Refrubishment targeted to the ground floor only to allow install of two acrow props as directed by client whilst on site (hall, store, garage 1 & garage 2), as requested in your email 13th June 2019 by William Charlton. All other components / areas of site are excluded from this survey.

Surveyed areas where asbestos containing materials were found
Residual adhesive to the floor in the hall. Floor tiles & adhesive in the store.

Asbestos containing materials found that should be dealt with as a priority (have high risk assessment scores)
None

Areas not accessed (must be presumed to contain asbestos)
None

Components of limited/no-access (Refer to Section C of this report for further component information)
None

Comments
None

CONTENTS

GENERAL SITE AND SURVEY INFORMATION

Asbestos survey carried out by	Pattinson Scientific Services Limited, Penn Street, Newcastle upon Tyne, NE4 7BG.
Participating surveyors	Andrew Lawrie
Survey commissioned by	William Charlton of Gateshead Council, Corporate Resources Civic Centre Regent Street Gateshead
Survey & sampling method	UKAS accredited in-house surveying & sampling methods based on the current version of HSG 264
Type of survey	Refurbishment
Details of premises surveyed	Two storey brick & stone built commercial building. Construciton date unknown
Date of survey	14/06/2019
Date of report	21/06/2019

Purpose, aims and objectives of survey
The purpose of the survey is to locate, as far as reasonably practicable, the presence of any asbestos containing materials (ACMs) in the premises and assess their condition. To facilitate this, representative samples from each type of suspect asbestos containing materials found are collected and analysed to confirm or refute the surveyors' judgement. If the sampled material is found to contain asbestos, other similar homogeneous materials used in the same way in the premises can be strongly presumed to contain asbestos. Less homogeneous materials require a greater number of samples, the number being sufficient for the surveyors to make an assessment of whether asbestos is or is not present.

Description of areas excluded from survey (agreed prior to survey)
All components / areas of site other than those directed whilst on site to allow prop installation (hall, store, garage 1 & garage 2).

Variations and/or deviations from method
There were no variations or deviations from the survey method.

SURVEY DETAILS

Areas in the premises were visually inspected to determine the presence of asbestos containing materials. The locations of these materials have been logged along with the material type and where necessary, a sample taken to confirm not only the presence of, but also the type of asbestos found.

Refurbishment surveys are needed to provide major intrusion and are the type needed when the building (or parts of it) is to be upgraded or refurbished to allow any identified ACMs to be removed or appropriately managed / dealt with.

Live components should be considered as not being accessed for the purpose of the survey (e.g., Domestic appliances, electrical switchgear, plant machinery, wall heaters etc.) and be presumed to contain asbestos unless otherwise stated.

Refurbishment surveys involve destructive inspection as necessary to gain access. This is likely to leave the surveyed area(s)/premises in a state of considerable disrepair which Pattinson Scientific Services will not make good unless agreed at the planning stage.

We did not intrusively inspect within any structural concrete or beneath concrete floor slab and recommend that if such items are being disturbed/accessed during refurbishment, a competent person be present to inspect for ACMs uncovered during this process

In refurbishment surveys on premises where asbestos removal may not take place for some time, any ACMs identified will still need to be managed in the interim period. This report therefore provides material assessment and initial recommendations for all asbestos containing materials identified and/or presumed in refurbishment surveys.

Only the areas defined are covered by this report.

It must be noted that it is not possible that survey(s) can guarantee to locate all asbestos containing materials even with 'complete' access refurbishment surveys, all asbestos containing materials may not be identified and this only becomes apparent during refurbishment itself.

This inspection report should only be used to help in the tendering process for asbestos removal work if it is a refurbishment survey specific to the scope of planned works.

This inspection report shall not be reproduced, except in full, without the approval of Pattinson Scientific Services Limited and their client.

SAMPLING TECHNIQUES

Samples were taken and analysed using in-house procedures based on the current versions of HSG264 and HSG248, with the results being recorded on our Certificate of Analysis (See Appendix 1).

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

All samples will be retained for 6 months before disposal.

RESULTS

Results section A

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations, material assessment parameters and related to the refurbishment specification supplied. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed.

SITE / AREA: Client specified areas only of Chase Park, Whickham, Gateshead, Tyne & Wear, NE16 4EE

Levels of identification: P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (Appendix 4) for explanation of terms and coding.
Material Assessment Scores: 10 or more = High, 7-9 = Medium, 5-6 = low, 4 or less Very Low.
Accessibility 'E' = Easy, 'M' = Moderate, 'D' = Difficult

Material assessment											Initial recommendations		
Room/Area description	**Floor Level**	**Description of product and identifier**	Level of identification (P/SP/ID)	Approx. extent (m/m^2)	Accessibility	Product type	Condition of material	Surface treatment	Asbestos type	Material assessment score	Creation/maintenance/updating of asbestos register	Recommendations	Suggested re-inspection frequency (Months)
1 (Hall)	G	Floor (Residual adhesive) - 19-12895-1	ID	2 m^2	E	1	1	0	1	3	*	Monitor	12
2 (Store)	G	Floor (Tiles & adhesive) - 19-12895-2	ID	2 m^2	E	1	1	0	1	3	*	Monitor	12

RESULTS
Results section B

The following table details inaccessible areas encountered during the survey. These areas MUST be presumed to contain asbestos.
No inaccessible areas were encountered during the survey

RESULTS
Results section C
The following details non-asbestos components inspected during the survey. The description of these components if not sampled (e.g. plasterboard) is based on the surveyor's visual inspection and judgement only. Samples of suspect materials that were analysed and found to be non-asbestos are also included in this section, along with notes relating to limited/no-access of components within the area.

Room/Area	1	Room/Area description	Hall	Floor Level	G
Walls	Woodchip paper, plaster, brick, lath	Floor	Plasterboard debris, concrete	Ceiling	Plaster, lath - void - wood
Door	Wood, metal	Pipes	Unlagged		

Room/Area	2	Room/Area description	Store	Floor Level	G
Walls	Woodchip paper, plaster, brick	Floor	concrete	Ceiling	Plaster, lath
Door	Wood, metal	Pipes	Unlagged		

Room/Area	3	Room/Area description	Garage 1	Floor Level	G
Walls	Plaster, lath, brick, breeze block	Floor	Concrete, insulation board debris	Ceiling	Insulation board - plaster, lath - void - wood
Door	Metal	Pipes	Unlagged		
Samples Taken in Room	19-12895-3 (Ceiling and associated debris to floor - Insulation board)				

RESULTS
Results section C
The following details non-asbestos components inspected during the survey. The description of these components if not sampled (e.g. plasterboard) is based on the surveyor's visual inspection and judgement only. Samples of suspect materials that were analysed and found to be non-asbestos are also included in this section, along with notes relating to limited/no-access of components within the area.

Room/Area	4	Room/Area description	Garage 2	Floor Level	G
Walls	Plaster, brick, breeze block	Floor	Concrete, insulation board debris	Ceiling	Insulation board
Door	Metal roller shutters	Pipes	Unlagged	Electrical	Electrical cable sheath
Fascia	Insulation board	Soffits	Wood, slate		
Samples Taken in Room	19-12895-4 (Ceiling, fascia and associated debris - Insulation board),19-12895-5 (Electrical cable sheath - Bituminous wrap)				

CONCLUSIONS AND ACTIONS			
Room/Area where asbestos is present	**Product/Item which contains asbestos**	**Recommended Actions**	**Urgency/Timeframe**
1 (Hall)	Floor (Residual adhesive) - 19-12895-1	Monitor condition as part of management system	12 months
2 (Store)	Floor (Tiles & adhesive) - 19-12895-2	Monitor condition as part of management system	12 months

Note: If any of these materials are likely to be disturbed during the planned work, they should be removed prior to this work

RISK ASSESSMENT AND MANAGEMENT PLAN

Whilst the material assessment identifies the high-risk materials (i.e. those which are most likely to release airborne fibres – if disturbed), it does not in itself produce a complete plan/recommendations for remedial action. An overall risk assessment and subsequent management plan can only be formulated after taking into account the initial material assessment score **and** the following factors:

- The occupancy of the area
- The activities carried on in the area
- The likelihood/frequency of maintenance activities taking place in the area

The resulting management plan may include some or all of the following options:

- Clean up of debris
- Repair of damaged material
- Encapsulation
- Enclosure
- Removal
- Creation/maintenance/updating of asbestos containing materials register
- Monitoring of condition of all presumed or identified asbestos containing materials
- Restriction of access to/isolation of asbestos containing materials
- Labelling or colour coding of asbestos containing materials
- Informing of the existence of asbestos containing materials
- Training of personnel likely to come into contact with the asbestos containing materials
- Definition and use of safe systems of work
- Operation of a permit to work system

Pattinson Scientific Services Ltd recommend that any system introduced for the management of asbestos should be in accordance with the Health and Safety Guidance document 227- 'A comprehensive guide to managing asbestos in premises'.

If the building is to be demolished or refurbished Pattinson Scientific Services Limited would recommend that asbestos containing materials be suitably removed or as a minimum requirement, be suitably encapsulated, labelled and included in a system of management until removed.

The removal/encapsulation/enclosure of asbestos containing materials should be carried out by a licensed asbestos removal contractor and monitored by a UKAS accredited laboratory.

If during any future demolition/refurbishment works, suspect asbestos materials are revealed then this occurrence should be brought to the attention of Pattinson Scientific Services Limited for further investigation.

Surveyor:

Andrew Lawrie

Report checked and authorised by:

Karl Reid
Technical Director

APPENDIX 1

PATTINSON SCIENTIFIC SERVICES LIMITED
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Certificate of Analysis

19-12895

Job Number:	19-12895	Date of Report:	19/06/2019
Customer:	William Charlton of Gateshead Council, Corporate Resources, Civic Centre, Regent Street, Gateshead, NE8 1HH		
Site Address:	Chase Park, Whickham, Gateshead, Tyne & Wear, NE16 4EE		
Customer Ref(s):		Sample Received:	14/06/2019
Date Sampled:	14/06/2019	Sampled By:	Andrew Lawrie
Date of Analysis:	19/06/2019	Analyst	Jon Kirvan

Our Reference	Sample Reference / Sample Location / description#	Result (Crocidolite, Amosite, Chrysotile, Anthophyllite, Tremolite, Actinolite)
40356 / 35385	19-12895-1 Hall (Floor) - Residual adhesive	Chrysotile
40357 / 35386	19-12895-2 Store (Floor) - Tiles and adhesive	Chrysotile
40358 / 35387	19-12895-3 Garage 1 (Ceiling and associated debris to floor) - Insulation board	None Detected
40359 / 35388	19-12895-4 Garage 2 (Ceiling, fascia and associated debris) - Insulation board	None Detected
40360 / 35389	19-12895-5 Garage 2 (Electrical cable sheath) - Bituminous wrap	None Detected

Sampling and analysis have been carried out in accordance with documented in house methods based on HSG248. (Method Ref: ATMF)
This certificate shall not be reproduced except in full without the written approval of the laboratory.
Samples will be retained for six months before disposal.
Any opinions or interpretations marked # expressed in this certificate are outside our scope of UKAS accreditation.

Analyst(s) Signatures

Jon Kirvan

Approved By:

Karl Reid
Technical Director

Registered in England Company No. 4555995

Directors: **K M Reid** MSc BSc(Hons) CChem CSci FRSC AFOH AIEMA CCP(Asbestos)
C Gilliead BSc(Hons) Tech(IOSH) AFOH CCP(Asbestos)
v1.2

UKAS TESTING
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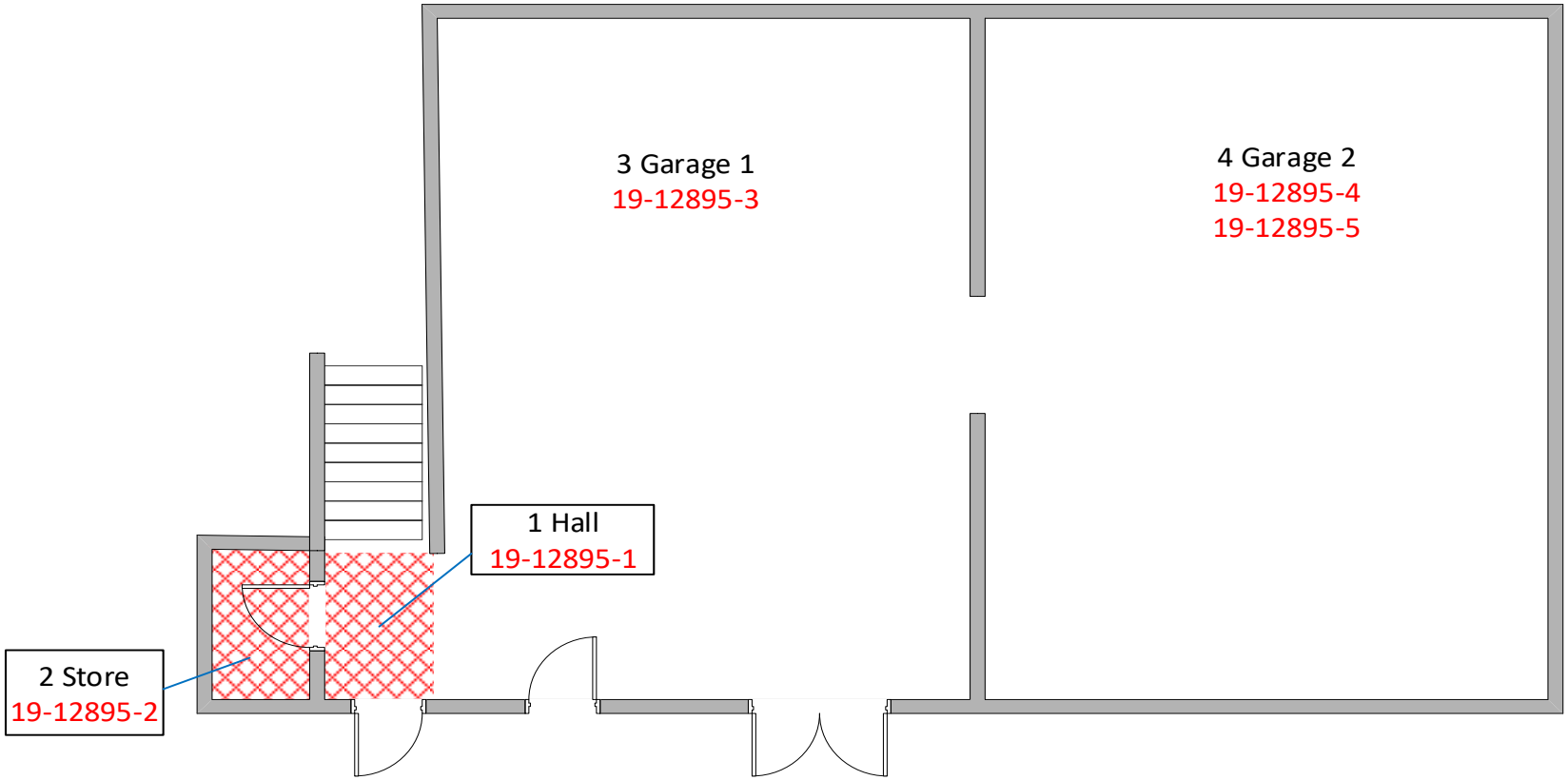
APPENDIX 2



Key

Areas not accessed

Areas excluded from this survey

Areas where asbestos containing materials have been found

Plan not to scale

APPENDIX 3

Room/Area: Floor G, Room 1 (Hall)

Description: Floor (Residual adhesive)

Sample Identifier: 19-12895-1

Result: Chrysotile

Notes:

Room/Area: Floor G, Room 2 (Store)

Description: Floor (Tiles and adhesive)

Sample Identifier: 19-12895-2

Result: Chrysotile

Notes:

Room/Area: 3 (Garage 1)

Description: Ceiling and associated debris to floor (Insulation board)

Sample Identifier: 19-12895-3

Result: No asbestos fibres were detected in a sample of this material

Notes:

Room/Area: 4 (Garage 2)

Description: Ceiling, fascia and associated debris (Insulation board)

Sample Identifier: 19-12895-4

Result: No asbestos fibres were detected in a sample of this material

Notes:

Room/Area: 4 (Garage 2)

Description: Electrical cable sheath (Bituminous wrap)

Sample Identifier: 19-12895-5

Result: No asbestos fibres were detected in a sample of this material

Notes:

APPENDIX 4

Material Assessment Algorithm

Code	Accessibility
D	Difficult
M	Moderate
E	Easy

Score	Product type (or debris from product)
1	Asbestos-reinforced composites: (plastics, resins, mastics, felts, vinyl tiles, semi rigid paints or decorative finishes, asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.

Score	Surface treatment
0	Composite materials containing asbestos: reinforced plastics, resins and vinyl tiles.
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.

Score	Extent of damage/deterioration
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.

Score	Asbestos type
NAD	No asbestiforms detected in sample
1	Chrysotile
2	Amphibole asbestos excluding crocidolite
3	Crocidolite

Initial risk assessment score	Potential to release fibres
10 or More	High
7-9	Medium
5-6	Low
4 or Less	Very Low