

**A.M.I.S**  
**ASBESTOS SURVEY REPORT**

**Property Ref:**

**Place:** Chase Park Centre

**Address:** Front Street  
Whickham

NE16 4EE

**Owner:**

Gateshead Council  
Civic Centre  
Regent Street, Gateshead  
NE8 1HH



Date Certified: ....125/10/2013 .....

Certified By: .....



## DISCLAIMER

Gateshead Council have carried out re-inspection works for this site, based on surveys originally commissioned by them and carried out by Bureau Veritas UK Ltd.

Gateshead Council accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the work.

**AREAS OF NO ACCESS MUST BE PRESUMED TO CONTAIN ASBESTOS UNTIL PROVEN OTHERWISE**

Any questions or matters arising from this report should be addressed in the first instance to the Asbestos Management Team (AMT) at:

Gateshead Council  
Property & Design Services  
Development & Enterprise  
Civic Centre  
Gateshead  
NE8 1HH  
Tel: 0191 433 2995  
Email: [MattyRodger@Gateshead.gov.uk](mailto:MattyRodger@Gateshead.gov.uk)

## SECTION

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APPENDIX A \*

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***ALL CONTRACTORS INTENDING TO CARRY OUT WORKS ON SITE THAT ARE LIKELY TO IMPACT ON THE FABRIC OF THE BUILDING, MUST FIRST REFER TO THIS REPORT.***

\* If available please request separately

## 1.0 INTRODUCTION

Asbestos Containing Materials (ACMs) were widely used in the construction industry between the 1950s and 1980s and these materials are still commonly found in properties today (e.g. ceiling tiles, lagging to pipes, insulating boards and sprayed asbestos applied to structural steelwork etc.). The presence of ACMs does not in itself constitute a danger. However, it is hazardous when disturbed or damaged and must be treated accordingly. Activities which give rise to airborne dust e.g. abrasion, sawing, cutting, drilling or machining ACMs, are most likely to present risks.

Persons who have responsibility for the management of the premises, including maintenance or repair, must ensure that all contractors and employees carrying out works on the premises read the asbestos report and sign the site declaration form prior to commencing works.

The Council is committed to ensuring that all asbestos and asbestos containing materials present within all buildings managed by the Council are properly controlled so that they will not present a risk to employees, contractors or any other persons.

If ever in any doubt contact the Council's Asbestos Management Team for assistance and advice.

A Type 2 survey for asbestos containing materials was conducted at:

### Property Ref:

**Place:** Chase Park Centre

**Address:** Front Street  
Whickham

NE16 4EE

Within the areas inspected all reasonable efforts were made to identify accessible and visibly apparent suspect asbestos containing materials without causing damage to structural elements of the building fabric, fixtures and fittings or the decoration. This does not imply a guarantee that all possible sources of asbestos fibres have been identified.

### 1.1 Format of report

The information collected is presented in the following format: -

- **Management Summary**  
This Section details each of the asbestos containing materials (ACMs) identified during the survey.
- **Areas Of No Access**  
This section lists areas not accessed at the time of the survey.
- **Material Assessments**  
This Section details the risk relating to each of the asbestos containing materials (ACMs), according to the algorithm included.
- **Register**  
This section lists all the survey findings in room order. It also contains information on areas that were not accessed.

The report and accompanying drawings should be consulted in full before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report.

This report should not be used for the sole purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

## 2.0 Management Summary

Asbestos containing materials (ACMs) were detected in the locations listed below:

**Property Ref.**

**Place** Chase Park Centre

**Address:** Front Street  
Whickham

NE16 4EE

Area No	Room Name	Description	Quantity	Re-Inspection Date	Last Inspection Date	Recommendation	Level of ID
901	External	Insulating board slab roof to gas meter shed	3 M2	08-Jul-2014	08-Jul-2013	Mark and Manage	Analysed

**Do not disturb asbestos materials. Do not drill or abrade. Please report any damaged asbestos to the manager.**

### 3.0 Areas Of No Access

**Property Ref.**

**Place** Chase Park Centre

**Address:** Front Street  
Whickham

NE16 4EE

Area No	Room Name	Reason	Description	Surveyor	Date Surveyed	Floor Level
901	External		No access behind fibreboard panel to window.	J. Corr	11-Jan-2006	0
901	External		No access within concrete and brick boxing adjacent to boiler room.	J. Corr	11-Jan-2006	0
901	External		No access within metal flue on roof.	J. Corr	11-Jan-2006	0
901	External		No access behind decorative timber panels to walls.	J. Corr	11-Jan-2006	0
A03	Lobby		No access behind fitted carpet.	J. Corr	11-Jan-2006	0
A04	Kitchen		No access within metal roller shutter boxing.	J. Corr	11-Jan-2006	0
A04	Kitchen		No access within plastic wall vent.	J. Corr	11-Jan-2006	0
A05	Quiet Room	Other	No access beneath fitted carpet.	J. Corr	11-Jan-2006	0
A06	Toilet		No access within plasterboard boxing above entrance.	J. Corr	11-Jan-2006	0
A07	Office	Other	No access beneath fitted carpet.	J. Corr	11-Jan-2006	0
A08	Shower / Changing Room		No access within boiler.	J. Corr	11-Jan-2006	0

Area No	Room Name	Reason	Description	Surveyor	Date Surveyed	Floor Level
A08	Shower / Changing Room		No access within plastic wall vent.	J. Corr	11-Jan-2006	0
A11	Store		No access within electrical boxes.	J. Corr	11-Jan-2006	0
A12	Main Room		No access behind fitted carpet.	J. Corr	11-Jan-2006	0
A12	Main Room		No access within wall safe.	J. Corr	11-Jan-2006	0
A12	Main Room		No access behind metal panel to fire door.	J. Corr	11-Jan-2006	0
A12	Main Room		No access within wall heaters.	J. Corr	11-Jan-2006	0
A13	Boiler Room		No access within boiler and associated metal flue.	J. Corr	11-Jan-2006	0
A13	Boiler Room		No access within electrical boxes.	J. Corr	11-Jan-2006	0
A13	Boiler Room		No access behind timber panel to wall.	J. Corr	11-Jan-2006	0
A13	Boiler Room		No access within modern redundant pressure vessel.	J. Corr	11-Jan-2006	0
A13	Boiler Room	Other	No access within floor void due to pipework, general debris and non-asbestos type insulating board debris	J. Corr	11-Jan-2006	0
A14	Lobby	Other	No access beneath fitted carpet	J. Corr	11-Jan-2006	0
A16	Cupboard		No access within electrical boxes.	J. Corr	11-Jan-2006	0
A16	Cupboard	Other	No access beneath fitted carpet.	J. Corr	11-Jan-2006	0
A17	Store		No access within electrical boxes and associated plastic conduit.	J. Corr	11-Jan-2006	0
A18	Office	Other	No access beneath fitted carpet	J. Corr	11-Jan-2006	0
A19	Office		No access behind timber panels below windows.	J. Corr	11-Jan-2006	0

## MATERIAL ASSESSMENT

Sample Variable	Score	Scores
Product Type (Or debris from product)	1	Asbestos reinforced composites (plastics, resin, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, millboards, 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, mattresses and packing.
Extent of damage and or deterioration	0	Good Condition: No visible damage
	1	Low Damage: 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, resin, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face paint or encapsulated), Asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Total priority assessment score	
Material assessment score	
Total material and Priority assessment scores	

## PRIORITY ASSESSMENT

Assessment Factor	Score	Score Variables	Score for each variable	Overall Score
<b>Normal Occupant Activity</b>	0 1 2 3	Rare disturbance activity Low disturbance activity Periodic disturbance High levels of disturbance		
<b>Likelihood of Disturbance</b> Location	0 1 2 3	Outdoors Large rooms or well-ventilated areas Rooms up to 100 square meters Confined Spaces		
Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily Disturbed Routinely Disturbed		
Extent/amount	0 1 2 3	Small amounts or items <10M2 or <10m run > 10m2 <50m2 or >10m<50m >50m2 or 50m pipe run.		
<b>Human Exposure Potential</b> Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10		
Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily		
Average time area is in use	0 1 2 3	< 1 hour >1 to <3 hours >3 to <6 hours >6 hours		
<b>Maintenance Activity</b> Type of maintenance activity	0 1 2 3	Minor disturbance Low disturbance Medium disturbance High levels of disturbance		
Frequency of Maintenance Activity	0 1 2 3	ACM unlikely to be disturbed for maintenance <=1 per years >1 per year > 1 per month		

#### 4.0 MATERIAL AND PRIORITY ASSESSMENTS

**Place Name:** Chase Park Centre  
Front Street  
Whickham

**Postcode:** NE16 4EE

**Property Ref:**

**Room Name:**  
External

**Sample Type:**  
Type 2

**Surveyor:**  
J. Corr

**Area No:**  
901

**Floor:**  
0



**Asbestos Status:** Yes

**Description:** Insulating board slab roof to gas meter shed

**Survey Date:** 8-Jul-2013

**Next Inspection :** 8-Jul-2014

**Item No:** 40

**Product Type:** 2 - *Medium*

**Visual ID:**

**Damage:** 3 - *High*

**Lab Ref No:** B428847

**Treatment:** 2 - *Medium*

**Approx Quantity:** 3 M2

**Asbestos Type:** 2 - *Other*

**Level of ID:** A - *Analysed*

**Total Points:** 9

**RMD:** MM - Mark and Manage

**Priority Description:**

**Occupant Activity:** 0 - *Unoccupied*

**Likelihood of disturbance:** 1 - *Low*

**Human Exposure Potential:** 0 - *None*

**Maintenance Activity:** 0 - *None*

**Priority Assessment Total Points:** 1

**Combined Assessment:** 8

**Management Plan:**

**Management Option:** Remove

**Timescale:** Within 12 months

**Priority:** Low

**Do not disturb asbestos materials. Do not drill or abrade. Please report any damaged asbestos to the manager.**



## 5.0 Register

### Property Ref.

**Place** Chase Park Centre

**Address:** Front Street  
Whickham

NE16 4EE

Area No	Room Name	Asbestos Found?	Description	Comments	Quantity	Status	Recommendation	Level of ID
901	External	No Access	No access behind decorative timber panels to walls.			Original Survey		
901	External	No	Felt to roof.	26		Original Survey		
901	External	No Access	No access within metal flue on roof.			Original Survey		
901	External	No Access	No access within concrete and brick boxing adjacent to boiler room.			Original Survey		
901	External	No Access	No access behind fibreboard panel to window.			Original Survey		
901	External	No	Very limited access above timber canopy revealed timber ceiling (viewed through mesh only)			Original Survey		
901	External	Yes	Insulating board slab roof to gas meter shed	40	3 M2	Re-Inspection	Mark and Manage	Analysed
A03	Lobby	No Access	No access behind fitted carpet.			Original Survey		

Area No	Room Name	Asbestos Found?	Description	Comments	Quantity	Status	Recommendation	Level of ID
A04	Kitchen	No	Limited access to walls and floor due to fixed timber units.			Original Survey		
A04	Kitchen	No Access	No access within metal roller shutter boxing.			Original Survey		
A04	Kitchen	No	Modern vinyl floor covering.			Original Survey		
A04	Kitchen	No Access	No access within plastic wall vent.			Original Survey		
A04	Kitchen	No	Sink pads	10		Original Survey		
A05	Quiet Room	No Access	No access beneath fitted carpet.			Original Survey		
A06	Toilet	No	Modern vinyl floor covering.			Original Survey		
A06	Toilet	No Access	No access within plasterboard boxing above entrance.			Original Survey		
A07	Office	No Access	No access beneath fitted carpet.			Original Survey		
A07	Office	No	Limited access to walls and floor due to fixtures and fittings			Original Survey		
A08	Shower / Changing Room	No Access	No access within plastic wall vent.			Original Survey		
A08	Shower / Changing Room	No	Non-asbestos type insulating board panel behind boiler.	05		Original Survey		
A08	Shower / Changing Room	No Access	No access within boiler.			Original Survey		

Area No	Room Name	Asbestos Found?	Description	Comments	Quantity	Status	Recommendation	Level of ID
A08	Shower / Changing Room	No	Modern vinyl floor covering.			Original Survey		
A09	Toilet	No	Modern vinyl floor covering.			Original Survey		
A11	Store	No Access	No access within electrical boxes.			Original Survey		
A11	Store	No	Limited access within room due to storage.			Original Survey		
A12	Main Room	No	Bitumen debris in ceiling void.	17		Original Survey		
A12	Main Room	No Access	No access behind metal panel to fire door.			Original Survey		
A12	Main Room	No Access	No access within wall heaters.			Original Survey		
A12	Main Room	No	Limited access above timber ceiling hatch revealed timber ceiling and plasterboard firebreaks			Original Survey		
A12	Main Room	No Access	No access within wall safe.			Original Survey		
A12	Main Room	No	Modern vinyl floor covering.			Original Survey		
A12	Main Room	No Access	No access behind fitted carpet.			Original Survey		
A13	Boiler Room	No Access	No access within electrical boxes.			Original Survey		
A13	Boiler Room	No Access	No access within boiler and associated metal flue.			Original Survey		
A13	Boiler Room	No	Non-asbestos type wall and ceiling			Original Survey		

Area No	Room Name	Asbestos Found?	Description	Comments	Quantity	Status	Recommendation	Level of ID
A13	Boiler Room	No Access	No access within floor void due to pipework, general debris and non-asbestos type insulating board debris			Original Survey		
A13	Boiler Room	No	Gasket to pipework.	23		Original Survey		
A13	Boiler Room	No Access	No access within modern redundant pressure vessel.			Original Survey		
A13	Boiler Room	No Access	No access behind timber panel to wall.			Original Survey		
A14	Lobby	No Access	No access beneath fitted carpet			Original Survey		
A15	Toilet	No	Modern vinyl floor covering.			Original Survey		
A16	Cupboard	No Access	No access within electrical boxes.			Original Survey		
A16	Cupboard	No Access	No access beneath fitted carpet.			Original Survey		
A16	Tea Kitchen	No	Sink pad	31		Original Survey		
A16	Tea Kitchen	No	Modern vinyl floor covering.			Original Survey		
A16	Tea Kitchen	No	Limited access to walls and floors due to fixed timber units.			Original Survey		
A17	Store	No	Modern vinyl floor covering.			Original Survey		
A17	Store	No	Limited access to walls and floor due to storage.			Original Survey		

Area No	Room Name	Asbestos Found?	Description	Comments	Quantity	Status	Recommendation	Level of ID
A17	Store	No Access	No access within electrical boxes and associated plastic conduit.			Original Survey		
A18	Office	No Access	No access beneath fitted carpet			Original Survey		
A19	Office	No Access	No access behind timber panels below windows.			Original Survey		

**Do not disturb asbestos materials. Do not drill or abrade. Please report any damaged asbestos to the manager.**

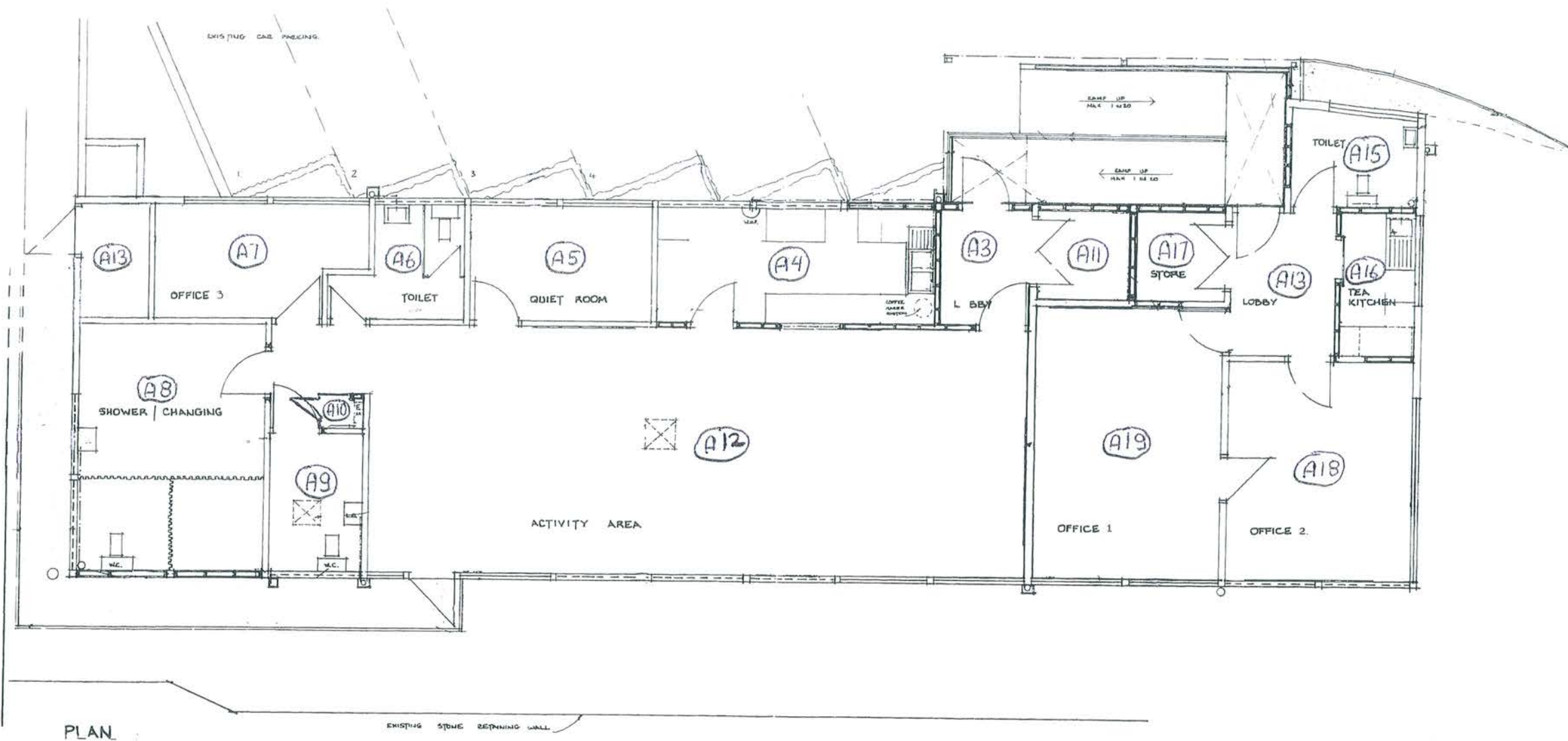
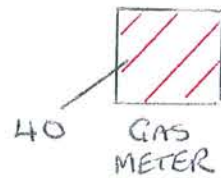
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# **APPENDIX A**

## **MARKED CAD PLANS**

This Appendix Contains ....2.... pages (including this page)

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<b>LEGEND</b> Asbestos Containing Material Areas of No Access (rooms) Modifications to Plan		<b>CASELLA</b> HAZMAT		
<b>TITLE</b> <b>Chase Park Day Care Centre</b>		<b>ASBESTOS SURVEY PLAN</b> THIS PLAN MUST BE READ IN CONJUNCTION WITH THE FULL SURVEY REPORT <small>ALL ACM LOCATIONS ARE INDICATIVE. REFERENCE TO ALL AREAS OF NO ACCESS CAN BE FOUND IN THE SURVEY REPORT. ACM NUMBERS AS DETAILED REFER TO ASBESTOS INSTALLATIONS ONLY. REFERENCE TO NON-ASBESTOS INSTALLATIONS CAN BE FOUND IN THE SURVEY REPORT.</small>		
FLOOR	SHEET	REVISION	SURVEY DATE	PROJECT NUMBER
Ground	1 OF 1	1	08/07/2013	ZDUX0472/PB/303/Rev4



**Head of Property Services**  
**Development & Enterprise**  
 Civic Centre Regent Street Gateshead NE8 1HH  
 Tel. 0191 433 3000 Fax. 0191 433 3019

n:\sl\40\205\PDB Drawings\Env Servs A3 Plans\2050101.DWG Plot Date: 12-AUG-2004

Rev	Date	By	Details	Plot Time: 17:51

**Notes:**  
 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE  
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Date	Project Title	Drawing Title	
DEC 88	PROPERTY DATA BASE	CHASE PARK RESOURCE CENTRE, WHICKHAM GROUND FLOOR PLAN	
Scale	Project No.	Drawing No.	Rev.
NTS	SI 40/205	1 / 1	
Drawn			
ED			
Checked			

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## **APPENDIX B**

### **CERTIFICATE OF SAMPLE ANALYSIS**

This Appendix Contains ....3.... pages (including this page)

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## ASBESTOS BULK SAMPLE CERTIFICATE OF ANALYSIS

<b>Client:</b> Gateshead Council Civic Centre Regent Street, Gateshead NE8 1HH		<b>Submitted By:</b> J. Corr <b>Date Samples Received:</b> 15-March-2006 <b>Date Samples Analysed:</b> 05-April-2006 <b>Laboratory:</b> Maidstone <b>Project No:</b>		
<b>Client Ref:</b> ZDUX0472		<b>Sample Site:</b> Chase Park Centre		
Item Number	Laboratory Reference Number	Reported Location	Description	Asbestos Fibre Types Detected
05	10061661	Non-asbestos type insulating board panel behind boiler.	Insulating Board	No asbestos detected
10	10061662	Sink pads	Acoustic Insulation	No asbestos detected
17	10061663	Bitumen debris in ceiling void.	Bitumen	No asbestos detected
23	10061664	Gasket to pipework.	Gasket	No asbestos detected
26	10061665	Felt to roof.	Felt	No asbestos detected
31	10061666	Sink pad	Acoustic Insulation	No asbestos detected
40	B428847	Insulating board slab roof to gas meter shed	Insulating Board	Other

## ASBESTOS BULK SAMPLE CERTIFICATE OF ANALYSIS

The bulk samples above have been analysed for asbestos forms by polarised light and dispersion staining microscopy, using documented in-house methods (TP2-ASB) based on the Health & Safety Executive's MDHS 77. Using standard polarised light microscopy (PLM) as detailed in the HSE MDHS77, it may sometimes not be possible to identify very fine asbestos fibres such as those present in some textured coatings. For such samples, verification of a "No Asbestos Detected" result can be obtained by using Scanning Electron Microscopy (SEM).

Where these samples have been analysed as received from the client, Bureau Veritas can accept no responsibility for the reliability or accuracy of the sampling procedures employed. Bureau Veritas can accept no responsibility for any interpretation of this analysis by any other parties.

Any work (including repair and removal) on materials containing asbestos must be carried out in accordance with the Control of Asbestos at Work Regulations 2002. Attention is further drawn to HSE's ACOP "Work with asbestos insulation, asbestos coatings and asbestos insulating board", the Asbestos (Licensing) Regulations 1983 (as amended) and the Special Wastes Regulations 1996.

**Analyst:** M. Knight

**Date:** 05-April-2006

***Comments and observations are outside the scope of UKAS accreditation***