YAXLEY PARISH COUNCIL

Amenity Centre, Main Street, Yaxley Peterborough PE7 3LU
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Email: clerk@yaxleypc.org.uk **Website: www.yaxleypc.org**

To: All Members of the Property Committee

Sir/Madam

You are hereby summoned to attend a Meeting of the **Property Committee** of the Yaxley Parish Council to be held **on Tuesday 27th September 2022 in the Council Chambers, The Amenity Centre, 48 Main Street, Yaxley, PE7 3LU following a meeting of Full Council and the Planning Committee expected start time 8.15pm .**

H. Taylor

Helen Taylor
On behalf of Yaxley Parish Council **13th September 2022**

THE PUBLIC AND PRESS ARE ALWAYS WELCOME

AGENDA

PR14. **APOLOGIES FOR ABSENCE**
To receive and accept apologies for absence.

PR15. **DECLARATIONS OF INTERESTS IN AGENDA ITEMS**
To receive Declarations of Disclosable Pecuniary and Other Interests, as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda Item.

PR16. **MINUTES**
To approve as a correct record the Minutes of the meeting of the Property Committee held on 21st June 2022 - attached.

PR17. **PUBLIC PARTICIPATION**
A maximum of 15 minutes is permitted for members of the public to address the Council.

PR18. **REPAIRS AND MAINTENANCE**
To note the work carried out on the buildings since the last meeting – report by the Clerk – attached.

PR19. **ASBESTOS SURVEY**
To note the contents of Asbestos surveys for the Amenity Centre, Workshop, Pavilion and the Chapel - attached.

PR20. ACTION PLAN

To consider the Committee's projects included within the Action Plan and to identify any additional schemes prior to the budget setting in November– copy of the relevant pages are attached.

PR21. PROPOSAL TO INSTALL A NEW FENCE AROUND THE OWEN POOLEY GARDEN AREA

To consider a revised proposal by Stretton Pre School for the fence – Clerk to report.

PR22. REQUEST TO INSTALL A METAL SHED AT QUEENS PARK

To consider a proposal by Day Spring Christian to erect a metal shed at Queens Park – image attached.

PR23. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 - EXCLUSION OF PRESS AND PUBLIC

To resolve that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and the Public be excluded from the Meeting.

PR24. REPLACEMENT OF FLOORING IN THE KITCHEN AND TOILETS AREAS OFF THE AUSTIN HALL

To consider the quotes received - attached.

PR25. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 – RE-ADMITTANCE OF PRESS AND PUBLIC

To resolve that the confidential business having been concluded, the Press and Public be re-admitted to the meeting.

Cut off time for the meeting is 8.00pm

Minutes of the Meeting of the Property Committee held in the Owen Pooley Hall, Main Street, Yaxley on 21st June 2022 at 7.00pm.

Present:- Councillors R Butcher, D Chapman, B Doncaster, K Gulson and S Sanderson.

In attendance – Councillor A Minns and Mrs H Taylor – Clerk.

In the absence of the outgoing Chairman and Vice Chairman, Councillor R Butcher chaired the meeting for items PR1 to PR4, prior to Councillor D Chapman, having been elected Vice Chairman, taking on the role for the remainder of the meeting.

PR1. ELECTION OF CHAIRMAN

On the proposition of Councillor K Gulson, seconded by Councillor S Sanderson, it was RESOLVED that Councillor M Oliver be elected Chairman of the Committee for the ensuing Municipal Year.

PR2. APOLOGIES

Apologies for absence were received and accepted from Councillor A Knight and M Oliver.

PR3. APPOINTMENT OF VICE CHAIRMAN

On the proposition of Councillor R Butcher, seconded by Councillor K Gulson, it was **RESOLVED** that Councillor D Chapman be elected Vice Chairman of the Committee for the ensuing year.

Councillor D Chapman – Vice-Chairman in the Chair.

PR4. DECLARATION OF INTERESTS

No declarations were received.

PR5. MINUTES

Councillor K Gulson proposed approval of the Minutes of the Committee held on 22nd March 2022. This was seconded by Councillor R Doncaster and **RESOLVED** unanimously.

PR6. PUBLIC PARTICIPATION

No Member of the Public wished to speak.

PR7. REPAIRS AND MAINTENANCE

By way of a report by the Clerk (a copy of which is appended in the Minute Book), Members noted the repairs and maintenance carried out on the facilities since the last meeting, along with that planned. Special mention was made of the emergency repairs to Queens Park Hall following an accident involving a car hitting the building. Members thanked all those involved in getting the repairs completed.

With regard to general maintenance, attention was drawn to the floor of the Owen Pooley Hall which has been scraped in various places resulting in the top surface coming away. The Clerk reported that she would investigate the cost of having the floor re-sanded and sealed. The Clerk mentioned also that the plinth in the Owen Pooley kitchen had been broken under the dishwasher and the cabinet carcase and the device itself may need replacing. In the Austin Hall, quotes were being received to have the flooring replaced in the kitchen and toilet areas and once received the Clerk would consult with the Chairman and Vice Chairman with a view to having the work done over the summer.

Attention was drawn to a request from Stretton Pre School to replace the wooden fence around the garden area at the front of the Owen Pooley Hall. The proposed fence would be green mesh perimeter fence 1.9m in height and would give additional security. As the building was in a conservation area and adjacent to a listed building, the Pre School would be seeking planning permission. Having visited the area in question, Members felt that the proposed height of the new fence was too high and out of keeping with the character of the building and street scene and that a secondary fence of similar height and structure of that standing could be erected within the garden at a distance far enough away from the first fence to provide the necessary security. Whereupon it was proposed by Councillor K Gulson, seconded by Councillor R Butcher and unanimously **RESOLVED** that the Clerk respond to Stretton Pre School with this suggestion and a request that the front garden be tidied up.

PR8. USE OF BUILDINGS BY REGULAR HIRERS

In receiving a list of regular hirers for the Council's halls (a copy of which is appended in the Minute Book), Members thanked all those involved in hiring out the facilities particularly given the increase in bookings since the lifting of the covid measures.

PR9. FEES AND CHARGES

By way of a report by the Clerk (a copy of which is appended in the Minute Book) Members reviewed the hire charge for the Pavilion, Austin Hall, Owen Pooley Hall and Queens Park, along with the discount awarded to Stretton Pre School and other charitable groups. In doing so, Members were advised that the Parish Council's facilities were normally closed on bank holidays, but an exception was made for regular weekly users who required 50 weeks of the year. It was explained that opening on a bank holiday incurred additional staffing costs and that these hirings should be treated similar to weekend hire.

Whereupon it was proposed by Councillor S Sanderson that

- the proposed hire rates, as outlined in the report, be approved to take effect from 1st January 2023 and a review be undertaken again in 12 months;
- bookings of eight hours or more be given one hour's usage free and that this replaces the current fixed day rate;
- the current 20% discount to Stretton Pre School be replaced from 1st January 2023 with a 10% discount for the year, followed by 5% discount from 1st January 2024;
- the Clerk uses her discretion to award a 5% discount for regular charitable weekend users of the hall where she sees fit; and
- the bank holiday hall hire be charged as a weekend rate.

This was seconded by Councillor K Gulson and unanimously **RESOLVED.**

PR10. REVIEW OF STANDING COMMITTEES

In discussing the Committee's role within the Council's current Committee Structure, Members were in agreement with Councillor Oliver that the property committee was an important stand-alone committee that focuses on the maintenance of some of the Councils most valuable assets.

PR11. EXCLUSION OF THE PRESS AND PUBLIC

That in accordance with Section 1(2) of the Public Bodies (admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and Public be excluded from the meeting.

It was proposed by Councillor R Butcher and seconded by Councillor R Doncaster that the meeting should be closed to the public and press at 7.55pm.

PR12. STORAGE ROOM EXTENSION QUEENS PARK HALL

On the proposition of Councillor K Gulson and having been seconded by Councillor R Butcher, it was unanimously **RESOLVED** that the tender forms and procedure for obtaining quotes for the storage room extension at Queens Park Hall be approved. (A copy of the documents is appended in the Annex to the Minute Book). Members requested that as part of the stage payments a percentage be retained for snagging issues.

PR13. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 RE-ADMITTANCE OF THE PRESS AND PUBLIC.

That in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business being concluded, the Press and Public be re-admitted to the meeting.

It was proposed by Councillor K Gulson and seconded by Councillor R Butcher that the press and public should be readmitted to the meeting.

Meeting closed at 8.00pm

Signed ……

Chairman.

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Agenda item: PR18

YAXLEY PARISH COUNCIL PROPERTY COMMITTEE

DATE: 27th SEPTEMBER 2022

SUBJECT: REPAIRS AND MAINTENANCE

PURPOSE OF REPORT

To inform Members of the repairs and maintenance carried out on the facilities since last reported and that planned.

MAINTENANCE AND REPAIRS CARRIED OUT

It has been a very busy summer for repairs and maintenance within the buildings with a number of large jobs being completed. The internal window frames in the Owen Pooley Hall have been painted. This coincided with the sanding and resealing of the floor. Members will recall that the office had been waiting for the quotes for the floor, these were received in July and with the agreement of the Chairman and Vice Chairman of this Committee the work was approved with an August window to complete the work. The floor now looks fantastic and makes the room so much brighter. Staying with the Owen Pooley Hall the District Council arranged for the filling of the holes and the redecorating of the walls following the removal of the brackets for the boxing club and the corridors and toilet areas have been decorated, giving them a fresh appearance.

At Queens Park, the main hall and changing rooms ceilings have been decorated by an external contractor. The shutter to the double doors leading from the hall to the grassed area has been repaired after it failed to shut and the internal flue for the heating system repaired following the shunt from the car.

The smoke alarms, emergency lighting and intruder alarms for all the buildings have been serviced and tested and a sensory box in the Austin Hall replaced as it appears to have been tampered with when a party accidentally set the fire alarm off with a helium balloon.

A new toilet was installed in July in changing room one at the Pavilion to create public toilet facilities. The work involved the moving of the dividing wall to create a large toilet and baby changing facilities, our thanks must go to the contractors involved in getting this done in time for the school holidays.

Following a number of comments received from residents over the lack of signage for the Amenity Centre and Recreation Ground, two site maps have been installed on Main Street and at the entrance to the Rec from the car park, these have received very favourable comments from users of the facilities on Main Street.

When reviewing the Asbestos Policy, the Personnel Committee pointed out that the Policy lacked a list of areas of concerns. Following which the Clerk organised for an asbestos survey of the

Chapel, Amenity Centre, Workshop and the Pavilion to identify any areas of concern, a report showing the findings is found elsewhere on the agenda.

The budget for Maintenance for the Amenity Centre is £6,000 (1st April to 31st March) of which £4,000 has already been spent – the attached ledger report shows where this spend has been. This does not include the cost of sanding and resealing the Owen Pooley Floor (£2,365). There remains £7,000 in the Earmarked Reserves for Building Maintenance and the Committee is asked to request from Council a transfer of £3,000 from the reserves to this budget heading to allow for any spending between now and the end of March. Of course, any underspend can then be transferred back to the reserves.

PLANNED WORK

Quotes have been sourced to replace the flooring in the kitchen and toilets off the Austin Hall and a report on this can be found elsewhere on the agenda, the cost of which will need to be to be met from the Earmarked Reserves for Building Maintenance.

RECOMMENDATION

- That the report be received, and a request made to Full Council to transfer a sum of £3,000 from the Earmarked Reserves for Building Maintenance to Maintenance Budget for the Austin Hall.

Helen Taylor Clerk to Yaxley Parish Council

Asbestos Survey

baac

building &
asbestos
applications
cambridgeshire

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34 Newark Road
Peterborough, PE1 5YD

tel: 01733 598026
email: admin@baac.uk.com

Yaxley Parish Council Workshop
48 Main Street
Yaxley
Peterborough
PE7 3LU

Asbestos Survey Report
for
The Workshop
48 Main Street
Yaxley
Peterborough, PE7 3LU

CLIENT:
Yaxley Parish Council
48 Main Street
Yaxley
Peterborough
PE7 3LU

SITE CONTACT:
Yaxley Parish Council

SURVEYING COMPANY:
baac
Pinnacle House
34 Newark Road
PETERBOROUGH
PE1 5YD
Tel : 01733 598026

SURVEYOR:
Stephen Spinks

DATE OF SURVEY:
29 June 2022

REINSPECTION DATE:
*****
***Subject to change with legislation**

SJ Spinks
Authorised: ……. Date 12 July 2022
Survey Report No – 21042

Contents

1 SCOPE OF WORKS - INTRODUCTION

In line with the Control of Asbestos Regulations 2012, HSE's HSG 264 "The Survey Guide" and other Health & Safety guidelines, **baac** has carried out an asbestos survey at The Workshop, 48 Main Street, Yaxley, Peterborough, PE7 3LU.

Scope of works:

i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.

ii) To take samples from materials suspected to contain asbestos for analysis to prove asbestos content or, where sample taking is not possible, presume materials to contain asbestos, unless a reasoned argument to the contrary can be made.

iii) Assess the risk from exposure to the asbestos and presumed asbestos materials and document the actions necessary to manage any such risk.

iv) Provide (in written (and where possible) visual and annotated drawing format) a record of the location of the asbestos and presumed asbestos materials, any risks identified and subsequent actions required to help comply with any relevant legislation

Survey Category

A Management Survey has been carried out

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition

The nature of a Management survey may not identify all asbestos containing materials within the property/properties included within this survey.

Materials encapsulated, concealed within voids or areas that are inaccessible without causing damage to fittings or fixings may not have been identified or sampled and analysed. Therefore prior to any major refurbishment or demolition works it may be necessary for a more intrusive Refurbishment and demolition survey to be carried out.

Materials located within the buildings included in this survey and which would normally be inspected in a management survey, yet which have not been identified within this survey report, may be considered to have been inspected and deemed by the surveyor to be none asbestos containing materials.

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2 NON – ACCESSIBLE AREAS

(May contain Asbestos)

Room /Area	Likelihood of asbestos	Reason for no access and other comments

All areas required for the survey accessed.

3 LOCATIONS OF ASBESTOS CONTAINING MATERIALS

IN ORDER OF RISK

CATEGORY A – IMMEDIATE ATTENTION REQUIRED			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY B – ENCAPSULATE/REMEDIAL WORKS/REMOVE			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY C – ENCAPSULATE/MANAGE/PLAN FOR REMOVAL			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY D – MANAGE PERIODICALLY			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

4 INSPECTION SUMMARY

Items highlighted in RED, contain asbestos in one form or another
Items highlighted in BLUE are presumed to contain asbestos in one form or another
Items highlighted in GREEN do not contain asbestos

Room/Area No.	Sample Ref'	Material	Approximate Quantity	Category	Comments
01					No asbestos containing materials found
02					No asbestos containing materials found
EXT					No asbestos containing materials found

5 SURVEY SHEETS

(With Photograph)
In Order of Sample Reference Number

Sample Reference Key:
Example – AB/CD / 01 / 001
| 1 | 2 | 3 |

1 – AB/CD – Site/survey identification prefix number, this may be an existing number or one created by the surveyor

2 – 01 – The room/area number. This may be an existing room number or one created by the surveyor and in some instances may consist of more than two digits.

3 – 001 – Sample number. This number alone is used to indicate the sample location point on the drawings in Appendix A.

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Sample No	
Room / Area	
Component	

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	
Friability		Accessibility		Category	
Comments					

(See section 10 for definitions of the above categories)

Recommended:

No Materials Sampled

Additional Information:

6 SAMPLING STRATEGY FOR ASBESTOS MATERIAL

(HEALTH & SAFETY POLICY)

The object of carrying out sampling is to identify the nature and extent of any visible asbestos material.

All samples are collected in self-seal bags where appropriate. Care is taken to prevent cross-contamination of samples.

All sampling is undertaken causing the minimum possible nuisance and potential risk to the health of occupants and visitors of the building.

As required under the Control of Asbestos Regulation 2012, dust release in sampling must be reduced to as low as is reasonable practicable and an assessment has been carried out in respect of this by a laboratory, results show that whilst taking the samples, the fibre release, if any, is within the clearance levels of 0.01 f/ml of air. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling any broken material was sealed. All samples were double sealed in polythene bags, which would not give raise to any dust release. Sampling did not impair the structural integrity of the building or risk to its occupants.

7 ASBESTOS SURVEY STRATEGY

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples will be taken as being representative of the whole area, or rooms of the same construction.

In general for homogeneous manufactured products containing asbestos it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement products, textiles, ropes, friction products, plastics and vinyl's, mastics, sealants, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogeneous as they were applied on site and their composition depended on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogeneous material is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false analysis results, which may lead to uncontrolled exposures

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client will be made aware of the possibility that asbestos materials may be present in these areas. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey

There are two types of survey that can be carried out:

1 – A Management Survey
A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. The identification of the asbestos containing materials is usually done by laboratory analysis but a management survey may also include materials that are presumed or strongly presumed to contain asbestos

2 – A Refurbishment and Demolition Survey
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 ACM's 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 inspections, as necessary, to gain to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR (Control of Asbestos Regulations) 2012 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition.

8 METHOD OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document MDHS 77, titles "Asbestos in Bulk Materials" by UKAS Accredited Laboratory. Sampling and identification by Polarised Light Microscope (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the microscope was made to clarify the fibre types present.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

9 REPORT STRATEGY

9.1 Risk Assessment

Detailed below is the list of the parameters and algorithmic scores.

a)	Location	External	0
		Internal	1
		Heating	2
b)	Condition	Good	0
		Fair/Good	1
		Fair	2
		Poor/Fair	3
		Poor	4
c)	Accessibility	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
d)	Friability	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
e)	Surface Treatment	Sealed	0
		Mainly Sealed	1
		Partially/Sealed	2
		Bare	3
f)	Product Type (from lab)	None	0
		Bitumen Products Plastics Resin Products Textured coatings	1
		Cement Products Friction Products	2
		Asbestos Board Cardboard, Felt, Paper Sprayed Coating Sprayed Lagging Thermal Insulation Textiles	3
Human Exposure Potential			
		Low	0
		Medium	1
		High	2
Maintenance Activity			
		Low	0
		Medium	1
		High	2

9.2 Application of Risk Assessment

The assessment and scoring of materials, using the parameters on the previous page, are made using the surveyor's experience and observations, comparison to other surveys and guidelines as set out in relevant regulations. These should lead to a risk category that most reflects the potential fibre release risk of that material. A surveyor may re-categorise a material should, in their experience, it be deemed the scored risk category not to reflect the actual risk status.

Risk Category and Algorithmic Score
A = 28+
B = 22-27
C = 14-21
D = up to 13

9.3 Category A

This is a high-risk situation in which there is a significant possibility that loose asbestos may be dispersed. Some immediate plans for remedial work are usually required and the area should be isolated from access, or as recommended by the Asbestos Surveyor.

Category A will be applied to licensed material debris despite the actual algorithmic score.

9.4 Category B

This risk is lower but there is still a potential for significant fibre release if the material is further damage or disturbed. A programme of remedial work that may include removal should be planned, and completed within 6 months depending on resources.
In the meantime emergency repairs may be needed (See recommendation column) and restricted access to this area may be required. Also periodic inspections should be carried out to establish whether the material has been subject to further damage or deterioration.

9.5 Category C

This is a low risk material that does not need any immediate work and any removal can be planned within a suitable time-scale and budget. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

9.6 Category D

This is a very low risk material that will only need removal if serious damage or deterioration is detected during periodic inspections. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

10 DEFINITIONS

10.1 Location

For the purpose of the risk assessment the material under consideration was categorised into locations, these are defined below:

External – Any asbestos material found externally to the property. This includes walkways and courtyards e.g. soffits, roof coverings, surface water drainage etc.

Internal – Any asbestos material found internally within the property. This includes service ducts within roofs and floors, ceilings, floor coverings etc.

Heating – Any asbestos materials found adjacent to and within boiler houses, plant rooms etc. This also includes any asbestos used for lagging pipe work and for the use of fire retardant properties.

10.2 Condition

The condition parameter used for the risk assessment was decided at the discretion of the Asbestos Surveyor by assessing the damage (if any) and the general condition of the element.
The categories are:

Good condition – Asbestos elements in good condition are those which are intact, have not been machined or drilled and are in all aspects pristine. Good condition may be achieved in moulded or preformed products when the moulding has not been damaged, cracked or broken. Pipe work lagging and Asbestos Insulating Board that are fully sealed may also be assigned to "good condition".

Fair condition – Asbestos elements in fair condition are those that have been machined or drilled indented or cracked but damaged asbestos material has not fallen or broken away.

Poor condition – Asbestos elements in poor condition indicate that the majority of the asbestos material has been damaged, broken or shattered. Debris may be present, indicating that some asbestos material has become detached from the original bulk of the asbestos element. It may also be unsealed

Good/Fair and **Fair/Poor** indicated a material state, which in the surveyors opinion, is not accurately covered by the above statements.

10.3 Accessibility

The accessibility of each asbestos element on site has been assessed. This is important as the accessibility relates to the likelihood, or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use i.e. entry for maintenance inspections or observation of equipment.

The categories are:

Low accessibility – Low accessibility asbestos materials are those elements which are difficult to reach or damage due to being in a location which is not normally accessible (except for the purposes of maintenance) e.g. in a roof space or plant room.

Medium accessibility – Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High accessibility – High accessibility asbestos materials are those elements that are within normal reach to touch or damage.

Low/Medium and **Medium/High** indicated accessibility, which in the surveyors opinion, is not accurately covered by the above statements.

10.4 Friability

The degree of friability of each asbestos element is probably the most important category since the softness of the asbestos material largely determines the extent of asbestos fibre release into the adjacent atmosphere.

Low friability – Low friability asbestos materials are those where the asbestos fibres are locked within hard materials such as cement, concrete or plastics. In these cases the dangers of fibre release into the atmosphere are negligible providing that the element is not machined, drilled or otherwise worked upon.

Medium friability – Medium friability asbestos materials are all those elements that are listed in the low category but are in poor condition, including badly weathered asbestos cement. Medium friability materials also include sealed and unsealed asbestos insulating board and bonded asbestos flange gaskets.

High friability – High friability asbestos materials include all sprayed and lagged asbestos and un-bonded asbestos rope materials. Finely divided asbestos insulating board debris contamination would also be classified as high Friability.

Low/Medium and **Medium/High** indicated friability, which in the surveyors opinion, is not accurately covered by the above statements.

10.5 Surface Treatment

Sealed surfaces are those surfaces that are painted or sprayed with a solution or covered with a non-asbestos material to ensure that the asbestos fibres stay locked to the material.

Mainly Sealed surfaces are those that have the majority of their surfaces painted or sprayed with a solution or covered with a non-asbestos material. All sealant materials should be in a good condition. Commonly found in this category is boarding with its main surface sealed, but un-sealed edges

Partially Sealed surfaces are those surfaces with the majority of the surfaces having no sealant or covering on them. These surfaces may never have been sealed or covered, or, any sealant or covering previously applied has deteriorated and has become unattached, either partially or fully.

Bare surfaces are those that have either never been sealed or covered or where any previously applied sealant or covering has fully deteriorated or become fully unattached.

10.6 Human Exposure Potential

This is determined by the main use of the room and is estimated by the surveyor at the time of the survey using information available to them. This may require changing if the room use is changed.

10.7 Maintenance Activity

This is an estimation of the type and regularity of maintenance carried out either on or within the area of the material. The estimation is based on standard maintenance activities that would normally be carried out on a routine basis i.e. changing light bulbs but not replacing the complete light fitting, re-decoration of ACM's but not the removal of its sealant or its covering.

10.8 Approximate Asbestos Content of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85%
Asbestos Board	Mill board 37% to 97% Insulation Board15% to 25% Lining Boards 16% to 85%
Paper, Felt and Cardboard	up to 100%
Textiles	Ropes up to 100% Cloth up to 100% Gaskets approximately 90%
Friction Products	Resin Based 30% to 70%
Cement Products	Cladding/Roofing Sheets 10% to 15% Compressed Sheets 10% to 25%
Textured Coatings	Decorative Artex etc 3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10% Brake Materials 20% to 50%
Plastics (Floor tiles)	Thermoplastic up to 25% PVC Vinyl Normally 7% Others 2%

10.9 Manage

This refers to the monitoring and or implementation of control measures concerning materials that are found to contain asbestos.
Materials, which, are deemed to be in a good condition and are unlikely to be disturbed/damaged during normal day to day activities, may be left in situ but should be periodically inspected for signs of damage, wear or dilapidation. If desired baac can carry out an annual inspection of all ACM's identified within this report. During the re-inspection, further risk assessments of materials should be carried out. Any findings found during the re-inspection that differ from the original survey, should be added to the original survey report.

Manage also refers to the protection of people from the risk associated with ACM'S. This may be maintenance personnel (internal or external) or people working within the area of the ACM's or even members of the public passing the premises.

The following methods may be implemented to achieve this

- Informing all relevant personnel of the location of ACM's and instructing them not to disturb the material/s

- Labelling ACM's with warning labels
- Enforcing a permit to work system
- Ensuring ease of access to the survey report. Appoint someone to be responsible for this.

Where it has been recommended that work be carried out on ACM's, control measures may be required to protect personnel from associated risks until the work has been carried out, such as restricting access to these areas.

Re-evaluation of materials risk assessments may be required if a change of use is applied either to the material or its surrounding. It is therefore advisable to contact baac for further advice on this.

The management process should also ensure that any work on ACM's and or its disposal is carried out in line with all relevant regulations.

10.10 Repair/remedial Works

This work must be undertaken in compliance with the Control of Asbestos Regulations 2012.
If the material is Asbestos Insulation Board (A.I.B), asbestos coatings, asbestos lagging (sprayed or hand applied) or any material pertaining to the Asbestos (Licensing) Regulations, then an HSE Licensed Contractor should be contracted to carry out this work.

10.11 Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density less than 1 tonne per cubic metre are classed by the HSE as licensed materials. The HSE must be notified of any work upon or the removal of licensed materials at least 14 day prior to the work commencing.

Asbestos insulation, asbestos coatings and A.I.B are classed as licensed materials and work on these materials is regulated by the Control of Asbestos Regulations 2012.

Control of Asbestos Regulations 2012 bans anyone from carrying out work with asbestos insulation, asbestos coatings and A.I.B unless they hold a license granted by the HSE.

10.12 Non Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density **greater** than 1 tonne per cubic metre are classed as non-licensed materials. The HSE does not require notification of work upon or the removal of non-licensed materials.

Asbestos cement products are a mixture predominantly of cement and asbestos that has been compressed or moulded to a high density and in a dry state has a density greater than 1 tonne per cubic metre. Products made from asbestos cement include corrugated and flat sheet, rainwater gutters and down pipes and W.C. cisterns.

Asbestos cement products as well as bitumen, plastic, resin or rubber products that contain asbestos are classed as non licensed materials (no HSE notification of work to be carried out on or removal of these materials is required). **Other non licensed materials** include asbestos containing products used at high temperature but which have no insulation purpose, such as gaskets, washers, ropes and seals.

10.13 Hazardous Waste Materials

Any material that has an asbestos content greater that 0.1% by weight must be disposed of (when removed) as hazardous waste in accordance with the Hazardous Waste Regulations 2005

10.14 Non asbestos materials

Materials that have been referred to as being non-asbestos without supporting analysis results have been done so using the surveyors experience along with the knowledge of sample analysis results from previously samples taken from the same type of material at other sites.

Work done on any material containing asbestos must conform to the Control of Asbestos Regulations 2012.

11 GENERAL EXCLUSIONS

The survey within this report is limited to those areas accessible at the time of the survey.

We may not have inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas requiring specialist access equipment unless that equipment has been provided and operated by a qualified person. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient information of the structure at the time of the survey. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes, gaskets, fire doors, rope gaskets associated with heating, glazing or power plant etc. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

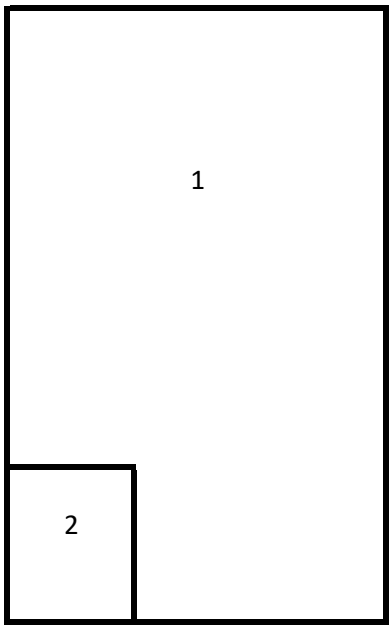
Samples have not been taken where prohibited or prevented by the client, tenant or their representative. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Samples have not been taken from debris to pipe work, which is not readily visible and/or would require the removal and replacement of overlying non-asbestos insulation. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Fire Doors – Due to differences in the manufacturing of fire doors, it may not be possible (without causing irreparable damage) to ascertain whether or not the fire resistant lining is an asbestos containing material. Doors with linings that cannot be accessed may not appear in this report. If the linings are fully encapsulated any asbestos materials within may be deemed as being in a safe condition. However all fire doors that cannot be identified as being asbestos free should be considered as containing asbestos and managed accordingly.

Loft Spaces – will only have been fully accessed and materials sampled where adequate walkways or access facilities that permit safe access have existed. Where no walkways or access facilities exist, the loft space will have only been viewed from existing access hatches and suspected ACM’s present within the loft space, where not within safe reaching distance from the hatch, will be presumed to contain asbestos and indicated as such in this report

APPENDIX A Drawings



Plan

Workshop at Yaxley Parish Council, PE7 3LU

Areas highlighted in red indicate an Asbestos Containing Material Present
01 - Room/Area Ref Number
OO1 - Sample reference number and location point of materials found to contain asbestos
OO2 - Sample reference number and location point of materials found not to contain asbestos
OO3 - Material presumed to contain asbestos

APPENDIX B Room/Area List

Room	Description	Room	Description
01	Workshop	02	Office
EXT	External building detail		

APPENDIX C Sample Analysis Report

No samples sent for laboratory analysis

APPENDIX D
Additional Information & Photographs

1		External view. Metal cladding to roof and walls, brick to walls at lower level. No asbestos containing materials seen here.
2		Metal cladding to roof and walls. Plastic rainwater goods. No asbestos containing materials seen here.
3		Steel frame clad with metal cladding, brick and block walls, concrete floor. No asbestos containing materials seen here.
4		Modern type kitchen fixtures and fittings. No asbestos containing materials seen here.

5		Timber/plasterboard finishes to office/staff area. No asbestos containing materials seen here.
6		No asbestos containing materials seen here, in or around the electrical installation.
7		These water heaters do not contain asbestos products.

APPENDIX E
Detailed Summary

Location	Product Type	Extent	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Asbestos	Material Score	Priority Category

Conformation and Work Record Sheet

Your signature here is to confirm that you have read this report, identified the areas where your work is to take place and that you are aware of any asbestos containing materials identified in this report that are present within these areas. If there is a likelihood that your work may disturb these materials then you must contact …… prior to the start of any work.

Date	Name	Company Name	Nature of Work	Signature

British Occupational Hygiene Society

Faculty of Occupational Hygiene

Stephen J Spinks

has demonstrated by examination and practical assessment that he has attained the necessary proficiency in the following specified field of Occupational Hygiene and is duly awarded the

Proficiency Certificate in Buildings Surveys and Bulk Sampling for Asbestos

THE BRITISH OCCUPATIONAL HYGIENE SOCIETY

Chief Examiner

February 2005

Working for a healthier workplace

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Asbestos Survey

baac

building &
asbestos
applications
cambridgeshire

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tel: 01733 598026
email: admin@baac.uk.com

Yaxley Parish Council Pavilion
48 Main Street
Yaxley
Peterborough
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Asbestos Survey Report
for
The Pavilion
48 Main Street
Yaxley
Peterborough, PE7 3LU

CLIENT:
Yaxley Parish Council
48 Main Street
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SITE CONTACT:
Yaxley Parish Council

SURVEYING COMPANY:
baac
Pinnacle House
34 Newark Road
PETERBOROUGH
PE1 5YD
Tel : 01733 598026

SURVEYOR:
Stephen Spinks

DATE OF SURVEY:
29 June 2022

REINSPECTION DATE:
*****
***Subject to change with legislation**

SJ Spinks
Authorised: …… Date 12 July 2022
Survey Report No – 21043

Contents

1 SCOPE OF WORKS - INTRODUCTION

In line with the Control of Asbestos Regulations 2012, HSE's HSG 264 "The Survey Guide" and other Health & Safety guidelines, **baac** has carried out an asbestos survey at The Pavilion, 48 Main Street, Yaxley, Peterborough, PE7 3LU.

Scope of works:

i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.

ii) To take samples from materials suspected to contain asbestos for analysis to prove asbestos content or, where sample taking is not possible, presume materials to contain asbestos, unless a reasoned argument to the contrary can be made.

iii) Assess the risk from exposure to the asbestos and presumed asbestos materials and document the actions necessary to manage any such risk.

iv) Provide (in written (and where possible) visual and annotated drawing format) a record of the location of the asbestos and presumed asbestos materials, any risks identified and subsequent actions required to help comply with any relevant legislation

Survey Category

A Management Survey has been carried out

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition

The nature of a Management survey may not identify all asbestos containing materials within the property/properties included within this survey.

Materials encapsulated, concealed within voids or areas that are inaccessible without causing damage to fittings or fixings may not have been identified or sampled and analysed. Therefore prior to any major refurbishment or demolition works it may be necessary for a more intrusive Refurbishment and demolition survey to be carried out.

Materials located within the buildings included in this survey and which would normally be inspected in a management survey, yet which have not been identified within this survey report, may be considered to have been inspected and deemed by the surveyor to be none asbestos containing materials.

.

2 NON – ACCESSIBLE AREAS

(May contain Asbestos)

Room /Area	Likelihood of asbestos	Reason for no access and other comments

All areas required for the survey accessed.

3 LOCATIONS OF ASBESTOS CONTAINING MATERIALS

IN ORDER OF RISK

CATEGORY A – IMMEDIATE ATTENTION REQUIRED			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY B – ENCAPSULATE/REMEDIAL WORKS/REMOVE			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY C – ENCAPSULATE/MANAGE/PLAN FOR REMOVAL			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY D – MANAGE PERIODICALLY			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

4 INSPECTION SUMMARY

Items highlighted in RED, contain asbestos in one form or another
Items highlighted in BLUE are presumed to contain asbestos in one form or another
Items highlighted in GREEN do not contain asbestos

Room/Area No.	Sample Ref	Material	Approximate Quantity	Category	Comments
01					No asbestos containing materials found
02					No asbestos containing materials found
03					No asbestos containing materials found
04	PYC/07/001	Floor tiles	N/A	N/A	No asbestos detected in the sample
05	PYC/07/001	Floor tiles	N/A	N/A	No asbestos detected in the sample
06	PYC/07/001	Floor tiles	N/A	N/A	No asbestos detected in the sample
07	PYC/07/001	Floor tiles	N/A	N/A	No asbestos detected in the sample
08	PYC/07/001	Floor tiles	N/A	N/A	No asbestos detected in the sample
EXT					No asbestos containing materials found

5 SURVEY SHEETS

(With Photograph)
In Order of Sample Reference Number

Sample Reference Key:
Example – AB/CD / 01 / 001
| 1 | 2 | 3 |

1 – AB/CD – Site/survey identification prefix number, this may be an existing number or one created by the surveyor

2 – 01 – The room/area number. This may be an existing room number or one created by the surveyor and in some instances may consist of more than two digits.

3 – 001 – Sample number. This number alone is used to indicate the sample location point on the drawings in Appendix A.

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This sample does not contain Asbestos

Sample No	*PYC/07/001*
Room / Area	*07 - Disabled toilet*
Component	*Floor tiles*

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	N/A
Friability		Accessibility		Category	N/A
Comments	No asbestos detected in the sample				

(See section 10 for definitions of the above categories)

Recommended:

Additional Information:

6 SAMPLING STRATEGY FOR ASBESTOS MATERIAL

(HEALTH & SAFETY POLICY)

The object of carrying out sampling is to identify the nature and extent of any visible asbestos material.

All samples are collected in self-seal bags where appropriate. Care is taken to prevent cross-contamination of samples.

All sampling is undertaken causing the minimum possible nuisance and potential risk to the health of occupants and visitors of the building.

As required under the Control of Asbestos Regulation 2012, dust release in sampling must be reduced to as low as is reasonable practicable and an assessment has been carried out in respect of this by a laboratory, results show that whilst taking the samples, the fibre release, if any, is within the clearance levels of 0.01 f/ml of air. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling any broken material was sealed. All samples were double sealed in polythene bags, which would not give raise to any dust release. Sampling did not impair the structural integrity of the building or risk to its occupants.

7 ASBESTOS SURVEY STRATEGY

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples will be taken as being representative of the whole area, or rooms of the same construction.

In general for homogeneous manufactured products containing asbestos it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement products, textiles, ropes, friction products, plastics and vinyl's, mastics, sealants, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogeneous as they were applied on site and their composition depended on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogeneous material is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false analysis results, which may lead to uncontrolled exposures

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client will be made aware of the possibility that asbestos materials may be present in these areas. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey

There are two types of survey that can be carried out:

1 – A Management Survey
A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. The identification of the asbestos containing materials is usually done by laboratory analysis but a management survey may also include materials that are presumed or strongly presumed to contain asbestos

2 – A Refurbishment and Demolition Survey
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 ACM's 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 inspections, as necessary, to gain to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR (Control of Asbestos Regulations) 2012 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition.

8 METHOD OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document MDHS 77, titles "Asbestos in Bulk Materials" by UKAS Accredited Laboratory. Sampling and identification by Polarised Light Microscope (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the microscope was made to clarify the fibre types present.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

9 REPORT STRATEGY

9.1 Risk Assessment

Detailed below is the list of the parameters and algorithmic scores.

a)	Location	External	0
		Internal	1
		Heating	2
b)	Condition	Good	0
		Fair/Good	1
		Fair	2
		Poor/Fair	3
		Poor	4
c)	Accessibility	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
d)	Friability	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
e)	Surface Treatment	Sealed	0
		Mainly Sealed	1
		Partially/Sealed	2
		Bare	3
f)	Product Type (from lab)	None	0
		Bitumen Products Plastics Resin Products Textured coatings	1
		Cement Products Friction Products	2
		Asbestos Board Cardboard, Felt, Paper Sprayed Coating Sprayed Lagging Thermal Insulation Textiles	3
Human Exposure Potential			
		Low	0
		Medium	1
		High	2
Maintenance Activity			
		Low	0
		Medium	1
		High	2

9.2 Application of Risk Assessment

The assessment and scoring of materials, using the parameters on the previous page, are made using the surveyor's experience and observations, comparison to other surveys and guidelines as set out in relevant regulations. These should lead to a risk category that most reflects the potential fibre release risk of that material. A surveyor may re-categorise a material should, in their experience, it be deemed the scored risk category not to reflect the actual risk status.

Risk Category and Algorithmic Score
A = 28+
B = 22-27
C = 14-21
D = up to 13

9.3 Category A

This is a high-risk situation in which there is a significant possibility that loose asbestos may be dispersed. Some immediate plans for remedial work are usually required and the area should be isolated from access, or as recommended by the Asbestos Surveyor.

Category A will be applied to licensed material debris despite the actual algorithmic score.

9.4 Category B

This risk is lower but there is still a potential for significant fibre release if the material is further damage or disturbed. A programme of remedial work that may include removal should be planned, and completed within 6 months depending on resources.
In the meantime emergency repairs may be needed (See recommendation column) and restricted access to this area may be required. Also periodic inspections should be carried out to establish whether the material has been subject to further damage or deterioration.

9.5 Category C

This is a low risk material that does not need any immediate work and any removal can be planned within a suitable time-scale and budget. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

9.6 Category D

This is a very low risk material that will only need removal if serious damage or deterioration is detected during periodic inspections. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

10 DEFINITIONS

10.1 Location

For the purpose of the risk assessment the material under consideration was categorised into locations, these are defined below:

External – Any asbestos material found externally to the property. This includes walkways and courtyards e.g. soffits, roof coverings, surface water drainage etc.

Internal – Any asbestos material found internally within the property. This includes service ducts within roofs and floors, ceilings, floor coverings etc.

Heating – Any asbestos materials found adjacent to and within boiler houses, plant rooms etc. This also includes any asbestos used for lagging pipe work and for the use of fire retardant properties.

10.2 Condition

The condition parameter used for the risk assessment was decided at the discretion of the Asbestos Surveyor by assessing the damage (if any) and the general condition of the element.
The categories are:

Good condition – Asbestos elements in good condition are those which are intact, have not been machined or drilled and are in all aspects pristine. Good condition may be achieved in moulded or preformed products when the moulding has not been damaged, cracked or broken. Pipe work lagging and Asbestos Insulating Board that are fully sealed may also be assigned to "good condition".

Fair condition – Asbestos elements in fair condition are those that have been machined or drilled indented or cracked but damaged asbestos material has not fallen or broken away.

Poor condition – Asbestos elements in poor condition indicate that the majority of the asbestos material has been damaged, broken or shattered. Debris may be present, indicating that some asbestos material has become detached from the original bulk of the asbestos element. It may also be unsealed

Good/Fair and **Fair/Poor** indicated a material state, which in the surveyors opinion, is not accurately covered by the above statements.

10.3 Accessibility

The accessibility of each asbestos element on site has been assessed. This is important as the accessibility relates to the likelihood, or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use i.e. entry for maintenance inspections or observation of equipment.

The categories are:

Low accessibility – Low accessibility asbestos materials are those elements which are difficult to reach or damage due to being in a location which is not normally accessible (except for the purposes of maintenance) e.g. in a roof space or plant room.

Medium accessibility – Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High accessibility – High accessibility asbestos materials are those elements that are within normal reach to touch or damage.

Low/Medium and **Medium/High** indicated accessibility, which in the surveyors opinion, is not accurately covered by the above statements.

10.4 Friability

The degree of friability of each asbestos element is probably the most important category since the softness of the asbestos material largely determines the extent of asbestos fibre release into the adjacent atmosphere.

Low friability – Low friability asbestos materials are those where the asbestos fibres are locked within hard materials such as cement, concrete or plastics. In these cases the dangers of fibre release into the atmosphere are negligible providing that the element is not machined, drilled or otherwise worked upon.

Medium friability – Medium friability asbestos materials are all those elements that are listed in the low category but are in poor condition, including badly weathered asbestos cement. Medium friability materials also include sealed and unsealed asbestos insulating board and bonded asbestos flange gaskets.

High friability – High friability asbestos materials include all sprayed and lagged asbestos and un-bonded asbestos rope materials. Finely divided asbestos insulating board debris contamination would also be classified as high Friability.

Low/Medium and **Medium/High** indicated friability, which in the surveyors opinion, is not accurately covered by the above statements.

10.5 Surface Treatment

Sealed surfaces are those surfaces that are painted or sprayed with a solution or covered with a non-asbestos material to ensure that the asbestos fibres stay locked to the material.

Mainly Sealed surfaces are those that have the majority of their surfaces painted or sprayed with a solution or covered with a non-asbestos material. All sealant materials should be in a good condition. Commonly found in this category is boarding with its main surface sealed, but un-sealed edges

Partially Sealed surfaces are those surfaces with the majority of the surfaces having no sealant or covering on them. These surfaces may never have been sealed or covered, or, any sealant or covering previously applied has deteriorated and has become unattached, either partially or fully.

Bare surfaces are those that have either never been sealed or covered or where any previously applied sealant or covering has fully deteriorated or become fully unattached.

10.6 Human Exposure Potential

This is determined by the main use of the room and is estimated by the surveyor at the time of the survey using information available to them. This may require changing if the room use is changed.

10.7 Maintenance Activity

This is an estimation of the type and regularity of maintenance carried out either on or within the area of the material. The estimation is based on standard maintenance activities that would normally be carried out on a routine basis i.e. changing light bulbs but not replacing the complete light fitting, re-decoration of ACM's but not the removal of its sealant or its covering.

10.8 Approximate Asbestos Content of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85%
Asbestos Board	Mill board 37% to 97% Insulation Board15% to 25% Lining Boards 16% to 85%
Paper, Felt and Cardboard	up to 100%
Textiles	Ropes up to 100% Cloth up to 100% Gaskets approximately 90%
Friction Products	Resin Based 30% to 70%
Cement Products	Cladding/Roofing Sheets 10% to 15% Compressed Sheets 10% to 25%
Textured Coatings	Decorative Artex etc 3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10% Brake Materials 20% to 50%
Plastics (Floor tiles)	Thermoplastic up to 25% PVC Vinyl Normally 7% Others 2%

10.9 Manage

This refers to the monitoring and or implementation of control measures concerning materials that are found to contain asbestos.
Materials, which, are deemed to be in a good condition and are unlikely to be disturbed/damaged during normal day to day activities, may be left in situ but should be periodically inspected for signs of damage, wear or dilapidation. If desired baac can carry out an annual inspection of all ACM's identified within this report. During the re-inspection, further risk assessments of materials should be carried out. Any findings found during the re-inspection that differ from the original survey, should be added to the original survey report.

Manage also refers to the protection of people from the risk associated with ACM'S. This may be maintenance personnel (internal or external) or people working within the area of the ACM's or even members of the public passing the premises.

The following methods may be implemented to achieve this

- Informing all relevant personnel of the location of ACM's and instructing them not to disturb the material/s

- Labelling ACM's with warning labels
- Enforcing a permit to work system
- Ensuring ease of access to the survey report. Appoint someone to be responsible for this.

Where it has been recommended that work be carried out on ACM's, control measures may be required to protect personnel from associated risks until the work has been carried out, such as restricting access to these areas.

Re-evaluation of materials risk assessments may be required if a change of use is applied either to the material or its surrounding. It is therefore advisable to contact baac for further advice on this.

The management process should also ensure that any work on ACM's and or its disposal is carried out in line with all relevant regulations.

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This work must be undertaken in compliance with the Control of Asbestos Regulations 2012.
If the material is Asbestos Insulation Board (A.I.B), asbestos coatings, asbestos lagging (sprayed or hand applied) or any material pertaining to the Asbestos (Licensing) Regulations, then an HSE Licensed Contractor should be contracted to carry out this work.

10.11 Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density less than 1 tonne per cubic metre are classed by the HSE as licensed materials. The HSE must be notified of any work upon or the removal of licensed materials at least 14 day prior to the work commencing.

Asbestos insulation, asbestos coatings and A.I.B are classed as licensed materials and work on these materials is regulated by the Control of Asbestos Regulations 2012.

Control of Asbestos Regulations 2012 bans anyone from carrying out work with asbestos insulation, asbestos coatings and A.I.B unless they hold a license granted by the HSE.

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Materials having an asbestos content greater than 0.1% by weight and with a density **greater** than 1 tonne per cubic metre are classed as non-licensed materials. The HSE does not require notification of work upon or the removal of non-licensed materials.

Asbestos cement products are a mixture predominantly of cement and asbestos that has been compressed or moulded to a high density and in a dry state has a density greater than 1 tonne per cubic metre. Products made from asbestos cement include corrugated and flat sheet, rainwater gutters and down pipes and W.C. cisterns.

Asbestos cement products as well as bitumen, plastic, resin or rubber products that contain asbestos are classed as non licensed materials (no HSE notification of work to be carried out on or removal of these materials is required). **Other non licensed materials** include asbestos containing products used at high temperature but which have no insulation purpose, such as gaskets, washers, ropes and seals.

10.13 Hazardous Waste Materials

Any material that has an asbestos content greater that 0.1% by weight must be disposed of (when removed) as hazardous waste in accordance with the Hazardous Waste Regulations 2005

10.14 Non asbestos materials

Materials that have been referred to as being non-asbestos without supporting analysis results have been done so using the surveyors experience along with the knowledge of sample analysis results from previously samples taken from the same type of material at other sites.

Work done on any material containing asbestos must conform to the Control of Asbestos Regulations 2012.

11 GENERAL EXCLUSIONS

The survey within this report is limited to those areas accessible at the time of the survey.

We may not have inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas requiring specialist access equipment unless that equipment has been provided and operated by a qualified person. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient information of the structure at the time of the survey. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes, gaskets, fire doors, rope gaskets associated with heating, glazing or power plant etc. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

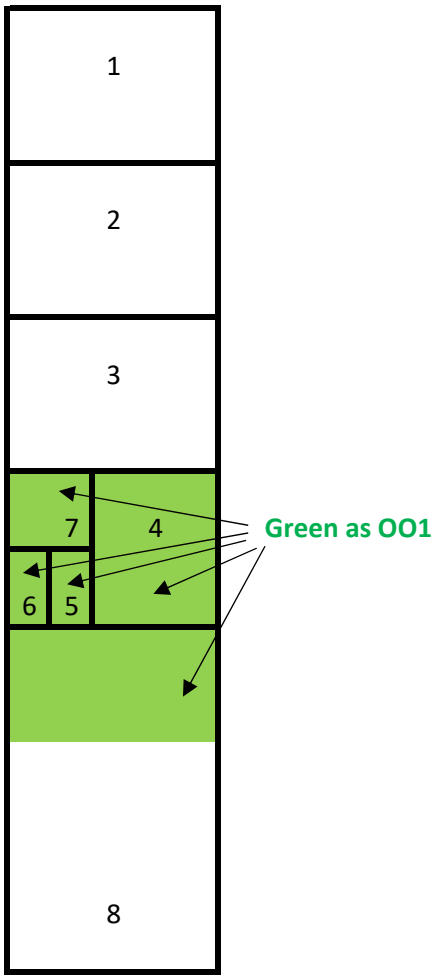
Samples have not been taken where prohibited or prevented by the client, tenant or their representative. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Samples have not been taken from debris to pipe work, which is not readily visible and/or would require the removal and replacement of overlying non-asbestos insulation. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Fire Doors – Due to differences in the manufacturing of fire doors, it may not be possible (without causing irreparable damage) to ascertain whether or not the fire resistant lining is an asbestos containing material. Doors with linings that cannot be accessed may not appear in this report. If the linings are fully encapsulated any asbestos materials within may be deemed as being in a safe condition. However all fire doors that cannot be identified as being asbestos free should be considered as containing asbestos and managed accordingly.

Loft Spaces – will only have been fully accessed and materials sampled where adequate walkways or access facilities that permit safe access have existed. Where no walkways or access facilities exist, the loft space will have only been viewed from existing access hatches and suspected ACM’s present within the loft space, where not within safe reaching distance from the hatch, will be presumed to contain asbestos and indicated as such in this report

APPENDIX A Drawings



Plan

Yaxley Parish Council Pavilion, PE7 3LU

Areas highlighted in red indicate an Asbestos Containing Material Present
01 - Room/Area Ref Number
OO1 - Sample reference number and location point of materials found to contain asbestos
OO2 - Sample reference number and location point of materials found not to contain asbestos
OO3 - Material presumed to contain asbestos

APPENDIX B Room/Area List

Room	Description	Room	Description
01	Changing area	02	Changing area
03	Changing area	04	Kitchen
05	Lobby	06	Toilet
07	Disabled toilet	08	Hall
EXT	External building detail		

APPENDIX C Sample Analysis Report

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J128521 Final Issue Date: 07/07/2022

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Private & Confidential:
baac
Pinnacle House
34 Newark Road
Peterborough
PE1 5YD

Premises Of Sample Origin:
Pavilion
Yaxley Parish Council
48 Main Street
Yaxley
PE7 3LU

Name of analyst: Paula Turner Sampled by: Client
Date of sample receipt: 05/07/2022 Date of analysis: 07/07/2022

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS362165	PYC/07/001 - Floor tiles	No Asbestos Detected	Plastic product

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"
Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:
The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.
Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.
Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.
The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Authorised Signatory:
Maria Stoughton FA004-13 (18/11/21)

APPENDIX D
Additional Information & Photographs

1		External view. Concrete roof tiles, plastic rainwater goods, timber fascia and soffit boards. No asbestos containing materials seen here.
2		Plastic rainwater goods, timber fascia and soffit boards. No asbestos containing materials seen here.
3		No asbestos containing materials seen here, in or around the electrical installation.
4		Modern boiler with steel flue. No asbestos containing materials seen here.

5		No asbestos containing materials found to the insulation to water vessels and pipes.
6		China sanitary units, ceramic floor tiles. No asbestos containing materials seen here.
7		Plaster/plasterboard to walls and ceilings, textured coatings checked. No asbestos containing materials seen here.
8		Modern type kitchen fixtures and fittings. No asbestos containing materials seen here.

9		Plastic drainpipes to saniray units. No asbestos containing materials seen here.
10		All areas checked. No asbestos containing materials seen here.

APPENDIX E
Detailed Summary

Location	Product Type	Extent	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Asbestos	Material Score	Priority Category
		N/A					PYC/07/001	Not Present	0	N/A

Conformation and Work Record Sheet

Your signature here is to confirm that you have read this report, identified the areas where your work is to take place and that you are aware of any asbestos containing materials identified in this report that are present within these areas. If there is a likelihood that your work may disturb these materials then you must contact …… prior to the start of any work.

Date	Name	Company Name	Nature of Work	Signature

British Occupational Hygiene Society

Faculty of Occupational Hygiene

Stephen J Spinks

has demonstrated by examination and practical assessment that he has attained the necessary proficiency in the following specified field of Occupational Hygiene and is duly awarded the

Proficiency Certificate in Buildings Surveys and Bulk Sampling for Asbestos

THE BRITISH OCCUPATIONAL HYGIENE SOCIETY

Chief Examiner

February 2005

Working for a healthier workplace

Asbestos Survey

baac

building &
asbestos
applications
cambridgeshire

Pinnacle House
34 Newark Road
Peterborough, PE1 5YD

tel: 01733 598026
email: admin@baac.uk.com

Yaxley Parish Council Chapel
Dovecote Lane
Yaxley
Peterborough
PE7 3NF

Asbestos Survey Report
for
Chapel
Yaxley Parish Council
Dovecote Lane
Yaxley
Peterborough, PE7 3NF

CLIENT:
Yaxley Parish Council
48 Main Street
Yaxley
Peterborough, PE7 3LU

SITE CONTACT:
Yaxley Parish Council

SURVEYING COMPANY:
baac
Pinnacle House
34 Newark Road
PETERBOROUGH
PE1 5YD
Tel : 01733 598026

SURVEYOR:
Stephen Spinks

DATE OF SURVEY:
15 July 2022

REINSPECTION DATE:
***15 July 2023**
***Subject to change with legislation**

SJ Spinks
Authorised: ……. Date 27 July 2022
Survey Report No – 21045

Contents

1 SCOPE OF WORKS - INTRODUCTION

In line with the Control of Asbestos Regulations 2012, HSE's HSG 264 "The Survey Guide" and other Health & Safety guidelines, **baac** has carried out an asbestos survey at Chapel, Yaxley Parish Council, Dovecote Lane, Yaxley, Peterborough, PE7 3NF.

Scope of works:

i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.

ii) To take samples from materials suspected to contain asbestos for analysis to prove asbestos content or, where sample taking is not possible, presume materials to contain asbestos, unless a reasoned argument to the contrary can be made.

iii) Assess the risk from exposure to the asbestos and presumed asbestos materials and document the actions necessary to manage any such risk.

iv) Provide (in written (and where possible) visual and annotated drawing format) a record of the location of the asbestos and presumed asbestos materials, any risks identified and subsequent actions required to help comply with any relevant legislation

Survey Category

A Management Survey has been carried out

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition

The nature of a Management survey may not identify all asbestos containing materials within the property/properties included within this survey.

Materials encapsulated, concealed within voids or areas that are inaccessible without causing damage to fittings or fixings may not have been identified or sampled and analysed. Therefore prior to any major refurbishment or demolition works it may be necessary for a more intrusive Refurbishment and demolition survey to be carried out.

Materials located within the buildings included in this survey and which would normally be inspected in a management survey, yet which have not been identified within this survey report, may be considered to have been inspected and deemed by the surveyor to be none asbestos containing materials.

.

2 NON – ACCESSIBLE AREAS

(May contain Asbestos)

Room /Area	Likelihood of asbestos	Reason for no access and other comments

All areas required for the survey accessed.

3 LOCATIONS OF ASBESTOS CONTAINING MATERIALS

IN ORDER OF RISK

CATEGORY A – IMMEDIATE ATTENTION REQUIRED			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY B – ENCAPSULATE/REMEDIAL WORKS/REMOVE			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY C – ENCAPSULATE/MANAGE/PLAN FOR REMOVAL			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY D – MANAGE PERIODICALLY			
Room/Area Number	Element	Type	Comments
EXT	Vent pipe	Chrysotile & Crocidolite	Leave in situ and manage.

4 INSPECTION SUMMARY

Items highlighted in RED, contain asbestos in one form or another
Items highlighted in BLUE are presumed to contain asbestos in one form or another
Items highlighted in GREEN do not contain asbestos

Room/Area No.	Sample Ref'	Material	Approximate Quantity	Category	Comments
01					No asbestos containing materials found
02	CYP/02/002	Hose pipe	N/A	N/A	No asbestos detected in the sample.
03					No asbestos containing materials found
04					No asbestos containing materials found
EXT	CYP/EXT/001	Vent pipe	2 M	D	Leave in situ and manage.

5 SURVEY SHEETS

(With Photograph)
In Order of Sample Reference Number

Sample Reference Key:
Example – AB/CD / 01 / 001
| 1 | 2 | 3 |

1 – AB/CD – Site/survey identification prefix number, this may be an existing number or one created by the surveyor

2 – 01 – The room/area number. This may be an existing room number or one created by the surveyor and in some instances may consist of more than two digits.

3 – 001 – Sample number. This number alone is used to indicate the sample location point on the drawings in Appendix A.

baac
building & asbestos applications cambridgeshire

This sample contains Asbestos

Sample No	*CYP/EXT/001*
Room / Area	*EXT - External building detail*
Component	*Vent pipe*

Survey Results		Maintenance Activity	Low	Asbestos Type	Chrysotile & Crocidolite
Location	External	Human Exposure	Low	Product Type	Cement Product
Condition	Fair/Good	Surface Treatment	Mainly Sealed	Approx Total Area	2 M
Friability	Low	Accessibility	Low/Med	Category	D
Comments	Leave in situ and manage.				

(See section 10 for definitions of the above categories)

Recommended:

This is a non-licensed asbestos containing material. Leave in situ and manage.
If removed dispose of as hazardous waste.

Additional Information:

baac building & asbestos applications cambridgeshire	This sample does not contain Asbestos	
	Sample No	*CYP/02/002*
	Room / Area	*02 - Store*
	Component	*Hose pipe*

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	N/A
Friability		Accessibility		Category	N/A
Comments	No asbestos detected in the sample.				

(See section 10 for definitions of the above categories)

Recommended:

Additional Information:

6 SAMPLING STRATEGY FOR ASBESTOS MATERIAL

(HEALTH & SAFETY POLICY)

The object of carrying out sampling is to identify the nature and extent of any visible asbestos material.

All samples are collected in self-seal bags where appropriate. Care is taken to prevent cross-contamination of samples.

All sampling is undertaken causing the minimum possible nuisance and potential risk to the health of occupants and visitors of the building.

As required under the Control of Asbestos Regulation 2012, dust release in sampling must be reduced to as low as is reasonable practicable and an assessment has been carried out in respect of this by a laboratory, results show that whilst taking the samples, the fibre release, if any, is within the clearance levels of 0.01 f/ml of air. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling any broken material was sealed. All samples were double sealed in polythene bags, which would not give raise to any dust release. Sampling did not impair the structural integrity of the building or risk to its occupants.

7 ASBESTOS SURVEY STRATEGY

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples will be taken as being representative of the whole area, or rooms of the same construction.

In general for homogeneous manufactured products containing asbestos it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement products, textiles, ropes, friction products, plastics and vinyl's, mastics, sealants, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogeneous as they were applied on site and their composition depended on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogeneous material is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false analysis results, which may lead to uncontrolled exposures

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client will be made aware of the possibility that asbestos materials may be present in these areas. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey

There are two types of survey that can be carried out:

1 – A Management Survey
A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. The identification of the asbestos containing materials is usually done by laboratory analysis but a management survey may also include materials that are presumed or strongly presumed to contain asbestos

2 – A Refurbishment and Demolition Survey
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 ACM's 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 inspections, as necessary, to gain to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR (Control of Asbestos Regulations) 2012 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition.

8 METHOD OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document MDHS 77, titles "Asbestos in Bulk Materials" by UKAS Accredited Laboratory. Sampling and identification by Polarised Light Microscope (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the microscope was made to clarify the fibre types present.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

9 REPORT STRATEGY

9.1 Risk Assessment

Detailed below is the list of the parameters and algorithmic scores.

a)	Location	External	0
		Internal	1
		Heating	2
b)	Condition	Good	0
		Fair/Good	1
		Fair	2
		Poor/Fair	3
		Poor	4
c)	Accessibility	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
d)	Friability	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
e)	Surface Treatment	Sealed	0
		Mainly Sealed	1
		Partially/Sealed	2
		Bare	3
f)	Product Type (from lab)	None	0
		Bitumen Products Plastics Resin Products Textured coatings	1
		Cement Products Friction Products	2
		Asbestos Board Cardboard, Felt, Paper Sprayed Coating Sprayed Lagging Thermal Insulation Textiles	3
Human Exposure Potential			
		Low	0
		Medium	1
		High	2
Maintenance Activity			
		Low	0
		Medium	1
		High	2

9.2 Application of Risk Assessment

The assessment and scoring of materials, using the parameters on the previous page, are made using the surveyor's experience and observations, comparison to other surveys and guidelines as set out in relevant regulations. These should lead to a risk category that most reflects the potential fibre release risk of that material. A surveyor may re-categorise a material should, in their experience, it be deemed the scored risk category not to reflect the actual risk status.

Risk Category and Algorithmic Score
A = 28+
B = 22-27
C = 14-21
D = up to 13

9.3 Category A

This is a high-risk situation in which there is a significant possibility that loose asbestos may be dispersed. Some immediate plans for remedial work are usually required and the area should be isolated from access, or as recommended by the Asbestos Surveyor.

Category A will be applied to licensed material debris despite the actual algorithmic score.

9.4 Category B

This risk is lower but there is still a potential for significant fibre release if the material is further damage or disturbed. A programme of remedial work that may include removal should be planned, and completed within 6 months depending on resources.
In the meantime emergency repairs may be needed (See recommendation column) and restricted access to this area may be required. Also periodic inspections should be carried out to establish whether the material has been subject to further damage or deterioration.

9.5 Category C

This is a low risk material that does not need any immediate work and any removal can be planned within a suitable time-scale and budget. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

9.6 Category D

This is a very low risk material that will only need removal if serious damage or deterioration is detected during periodic inspections. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

10 DEFINITIONS

10.1 Location

For the purpose of the risk assessment the material under consideration was categorised into locations, these are defined below:

External – Any asbestos material found externally to the property. This includes walkways and courtyards e.g. soffits, roof coverings, surface water drainage etc.

Internal – Any asbestos material found internally within the property. This includes service ducts within roofs and floors, ceilings, floor coverings etc.

Heating – Any asbestos materials found adjacent to and within boiler houses, plant rooms etc. This also includes any asbestos used for lagging pipe work and for the use of fire retardant properties.

10.2 Condition

The condition parameter used for the risk assessment was decided at the discretion of the Asbestos Surveyor by assessing the damage (if any) and the general condition of the element.
The categories are:

Good condition – Asbestos elements in good condition are those which are intact, have not been machined or drilled and are in all aspects pristine. Good condition may be achieved in moulded or preformed products when the moulding has not been damaged, cracked or broken. Pipe work lagging and Asbestos Insulating Board that are fully sealed may also be assigned to "good condition".

Fair condition – Asbestos elements in fair condition are those that have been machined or drilled indented or cracked but damaged asbestos material has not fallen or broken away.

Poor condition – Asbestos elements in poor condition indicate that the majority of the asbestos material has been damaged, broken or shattered. Debris may be present, indicating that some asbestos material has become detached from the original bulk of the asbestos element. It may also be unsealed

Good/Fair and **Fair/Poor** indicated a material state, which in the surveyors opinion, is not accurately covered by the above statements.

10.3 Accessibility

The accessibility of each asbestos element on site has been assessed. This is important as the accessibility relates to the likelihood, or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use i.e. entry for maintenance inspections or observation of equipment.

The categories are:

Low accessibility – Low accessibility asbestos materials are those elements which are difficult to reach or damage due to being in a location which is not normally accessible (except for the purposes of maintenance) e.g. in a roof space or plant room.

Medium accessibility – Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High accessibility – High accessibility asbestos materials are those elements that are within normal reach to touch or damage.

Low/Medium and **Medium/High** indicated accessibility, which in the surveyors opinion, is not accurately covered by the above statements.

10.4 Friability

The degree of friability of each asbestos element is probably the most important category since the softness of the asbestos material largely determines the extent of asbestos fibre release into the adjacent atmosphere.

Low friability – Low friability asbestos materials are those where the asbestos fibres are locked within hard materials such as cement, concrete or plastics. In these cases the dangers of fibre release into the atmosphere are negligible providing that the element is not machined, drilled or otherwise worked upon.

Medium friability – Medium friability asbestos materials are all those elements that are listed in the low category but are in poor condition, including badly weathered asbestos cement. Medium friability materials also include sealed and unsealed asbestos insulating board and bonded asbestos flange gaskets.

High friability – High friability asbestos materials include all sprayed and lagged asbestos and un-bonded asbestos rope materials. Finely divided asbestos insulating board debris contamination would also be classified as high Friability.

Low/Medium and **Medium/High** indicated friability, which in the surveyors opinion, is not accurately covered by the above statements.

10.5 Surface Treatment

Sealed surfaces are those surfaces that are painted or sprayed with a solution or covered with a non-asbestos material to ensure that the asbestos fibres stay locked to the material.

Mainly Sealed surfaces are those that have the majority of their surfaces painted or sprayed with a solution or covered with a non-asbestos material. All sealant materials should be in a good condition. Commonly found in this category is boarding with its main surface sealed, but un-sealed edges

Partially Sealed surfaces are those surfaces with the majority of the surfaces having no sealant or covering on them. These surfaces may never have been sealed or covered, or, any sealant or covering previously applied has deteriorated and has become unattached, either partially or fully.

Bare surfaces are those that have either never been sealed or covered or where any previously applied sealant or covering has fully deteriorated or become fully unattached.

10.6 Human Exposure Potential

This is determined by the main use of the room and is estimated by the surveyor at the time of the survey using information available to them. This may require changing if the room use is changed.

10.7 Maintenance Activity

This is an estimation of the type and regularity of maintenance carried out either on or within the area of the material. The estimation is based on standard maintenance activities that would normally be carried out on a routine basis i.e. changing light bulbs but not replacing the complete light fitting, re-decoration of ACM's but not the removal of its sealant or its covering.

10.8 Approximate Asbestos Content of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85%
Asbestos Board	Mill board 37% to 97% Insulation Board15% to 25% Lining Boards 16% to 85%
Paper, Felt and Cardboard	up to 100%
Textiles	Ropes up to 100% Cloth up to 100% Gaskets approximately 90%
Friction Products	Resin Based 30% to 70%
Cement Products	Cladding/Roofing Sheets 10% to 15% Compressed Sheets 10% to 25%
Textured Coatings	Decorative Artex etc 3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10% Brake Materials 20% to 50%
Plastics (Floor tiles)	Thermoplastic up to 25% PVC Vinyl Normally 7% Others 2%

10.9 Manage

This refers to the monitoring and or implementation of control measures concerning materials that are found to contain asbestos.
Materials, which, are deemed to be in a good condition and are unlikely to be disturbed/damaged during normal day to day activities, may be left in situ but should be periodically inspected for signs of damage, wear or dilapidation. If desired baac can carry out an annual inspection of all ACM's identified within this report. During the re-inspection, further risk assessments of materials should be carried out. Any findings found during the re-inspection that differ from the original survey, should be added to the original survey report.

Manage also refers to the protection of people from the risk associated with ACM'S. This may be maintenance personnel (internal or external) or people working within the area of the ACM's or even members of the public passing the premises.

The following methods may be implemented to achieve this

- Informing all relevant personnel of the location of ACM's and instructing them not to disturb the material/s

- Labelling ACM's with warning labels
- Enforcing a permit to work system
- Ensuring ease of access to the survey report. Appoint someone to be responsible for this.

Where it has been recommended that work be carried out on ACM's, control measures may be required to protect personnel from associated risks until the work has been carried out, such as restricting access to these areas.

Re-evaluation of materials risk assessments may be required if a change of use is applied either to the material or its surrounding. It is therefore advisable to contact baac for further advice on this.

The management process should also ensure that any work on ACM's and or its disposal is carried out in line with all relevant regulations.

10.10 Repair/remedial Works

This work must be undertaken in compliance with the Control of Asbestos Regulations 2012.
If the material is Asbestos Insulation Board (A.I.B), asbestos coatings, asbestos lagging (sprayed or hand applied) or any material pertaining to the Asbestos (Licensing) Regulations, then an HSE Licensed Contractor should be contracted to carry out this work.

10.11 Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density less than 1 tonne per cubic metre are classed by the HSE as licensed materials. The HSE must be notified of any work upon or the removal of licensed materials at least 14 day prior to the work commencing.

Asbestos insulation, asbestos coatings and A.I.B are classed as licensed materials and work on these materials is regulated by the Control of Asbestos Regulations 2012.

Control of Asbestos Regulations 2012 bans anyone from carrying out work with asbestos insulation, asbestos coatings and A.I.B unless they hold a license granted by the HSE.

10.12 Non Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density **greater** than 1 tonne per cubic metre are classed as non-licensed materials. The HSE does not require notification of work upon or the removal of non-licensed materials.

Asbestos cement products are a mixture predominantly of cement and asbestos that has been compressed or moulded to a high density and in a dry state has a density greater than 1 tonne per cubic metre. Products made from asbestos cement include corrugated and flat sheet, rainwater gutters and down pipes and W.C. cisterns.

Asbestos cement products as well as bitumen, plastic, resin or rubber products that contain asbestos are classed as non licensed materials (no HSE notification of work to be carried out on or removal of these materials is required). **Other non licensed materials** include asbestos containing products used at high temperature but which have no insulation purpose, such as gaskets, washers, ropes and seals.

10.13 Hazardous Waste Materials

Any material that has an asbestos content greater that 0.1% by weight must be disposed of (when removed) as hazardous waste in accordance with the Hazardous Waste Regulations 2005

10.14 Non asbestos materials

Materials that have been referred to as being non-asbestos without supporting analysis results have been done so using the surveyors experience along with the knowledge of sample analysis results from previously samples taken from the same type of material at other sites.

Work done on any material containing asbestos must conform to the Control of Asbestos Regulations 2012.

11 GENERAL EXCLUSIONS

The survey within this report is limited to those areas accessible at the time of the survey.

We may not have inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas requiring specialist access equipment unless that equipment has been provided and operated by a qualified person. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient information of the structure at the time of the survey. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes, gaskets, fire doors, rope gaskets associated with heating, glazing or power plant etc. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

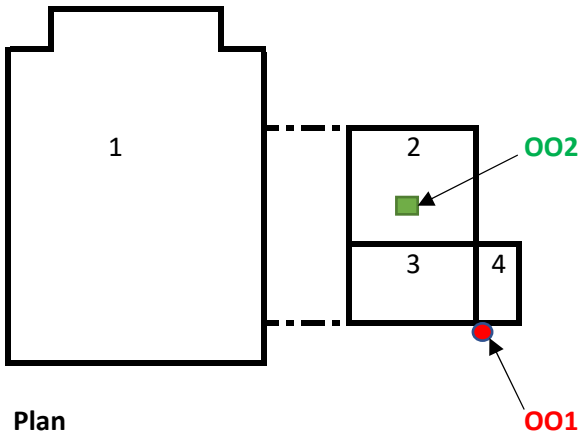
Samples have not been taken where prohibited or prevented by the client, tenant or their representative. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Samples have not been taken from debris to pipe work, which is not readily visible and/or would require the removal and replacement of overlying non-asbestos insulation. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Fire Doors – Due to differences in the manufacturing of fire doors, it may not be possible (without causing irreparable damage) to ascertain whether or not the fire resistant lining is an asbestos containing material. Doors with linings that cannot be accessed may not appear in this report. If the linings are fully encapsulated any asbestos materials within may be deemed as being in a safe condition. However all fire doors that cannot be identified as being asbestos free should be considered as containing asbestos and managed accordingly.

Loft Spaces – will only have been fully accessed and materials sampled where adequate walkways or access facilities that permit safe access have existed. Where no walkways or access facilities exist, the loft space will have only been viewed from existing access hatches and suspected ACM’s present within the loft space, where not within safe reaching distance from the hatch, will be presumed to contain asbestos and indicated as such in this report

APPENDIX A Drawings



Plan

Chapel at Yaxley Cemetery

Areas highlighted in red indicate an Asbestos Containing Material Present
01 - Room/Area Ref Number
OO1 - Sample reference number and location point of materials found to contain asbestos
OO2 - Sample reference number and location point of materials found not to contain asbestos
OO3 - Material presumed to contain asbestos

APPENDIX B Room/Area List

Room	Description	Room	Description
01	Store	02	Store
03	Electrics	04	Toilet
EXT	External building detail		

APPENDIX C Sample Analysis Report

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J129269 Final Issue Date: 25/07/2022

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Private & Confidential:
baac
Pinnacle House
34 Newark Road
Peterborough
PE1 5YD

Premises Of Sample Origin:
Chapel
Yaxley Parish Council
Dovecote Lane
Yaxley
PE7 3NF

Name of analyst: Anna Gilbert Sampled by: Client
Date of sample receipt: 22/07/2022 Date of analysis: 25/07/2022

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS364453	CYP/EXT/001 - Vent pipe	Chrysotile Crocidolite	Cement product
BS364454	CYP/EXT/002 - Hose pipe	No Asbestos Detected	Textile / gasket

Chrysotile= “White asbestos”, Amosite= “Brown asbestos”, Crocidolite = “Blue asbestos”
Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:
The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.
Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.
Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.
The stated “presumptive product type” is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Authorised Signatory:
Maria Stoughton FA004-13 (18/11/21)

APPENDIX D
Additional Information & Photographs

1		External view. Clay roof tiles, timber fascia/soffit boards, brick/stone walls, timber doors and frames. Sample 001 refers to the vent pipe.
2		The electrics were checked. No asbestos containing materials seen here.
3		No asbestos containing materials seen here, in or around the electrical installations.
4		China sanitary units, ceramic floor tiles. No asbestos containing materials seen here.

5		All internal finishes were checked. No asbestos containing materials seen here.
6		Timber clad roof structure, painted walls. No asbestos containing materials seen here.
7		Floor finishes were investigated. No asbestos containing materials seen here.
8		All rooms were surveyed. No asbestos containing materials seen here.

APPENDIX E
Detailed Summary

Location	Product Type	Extent	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Asbestos	Material Score	Priority Category
External	Cement Product	2 M	Low/Med	Fair/Good	Mainly Sealed	Chrysotile & Crocidolite	CYP/EXT/001	Present	10	D
		N/A					CYP/02/002	Not Present	0	N/A

Conformation and Work Record Sheet

Your signature here is to confirm that you have read this report, identified the areas where your work is to take place and that you are aware of any asbestos containing materials identified in this report that are present within these areas. If there is a likelihood that your work may disturb these materials then you must contact …… prior to the start of any work.

Date	Name	Company Name	Nature of Work	Signature

British Occupational Hygiene Society

Faculty of Occupational Hygiene

Stephen J Spinks

has demonstrated by examination and practical assessment that he has attained the necessary proficiency in the following specified field of Occupational Hygiene and is duly awarded the

Proficiency Certificate in Buildings Surveys and Bulk Sampling for Asbestos

THE BRITISH OCCUPATIONAL HYGIENE SOCIETY

Chief Examiner

February 2005

Working for a healthier workplace

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Asbestos Survey

baac

building &
asbestos
applications
cambridgeshire

Pinnacle House
34 Newark Road
Peterborough, PE1 5YD

tel: 01733 598026
email: admin@baac.uk.com

Yaxley Parish Council Amenity Centre
48 Main Street
Yaxley
Peterborough
PE7 3LU

Asbestos Survey Report
for
Amenity Centre
Yaxley Parish Council
48 Main Street
Yaxley
Peterborough, PE7 3LU

CLIENT:
Yaxley Parish Council
48 Main Street
Yaxley
Peterborough, PE7 3LU

SITE CONTACT:
Yaxley Parish Council

SURVEYING COMPANY:
baac
Pinnacle House
34 Newark Road
PETERBOROUGH
PE1 5YD
Tel : 01733 598026

SURVEYOR:
Stephen Spinks

DATE OF SURVEY:
15 July 2022

REINSPECTION DATE:
***15 July 2023**
***Subject to change with legislation**

SJ Spinks
Authorised: …… Date 28 July 2022
Survey Report No – 21046

Contents

1 SCOPE OF WORKS - INTRODUCTION

In line with the Control of Asbestos Regulations 2012, HSE's HSG 264 "The Survey Guide" and other Health & Safety guidelines, **baac** has carried out an asbestos survey at Amenity Centre, Yaxley Parish Council, 48 Main Street, Yaxley, Peterborough, PE7 3LU.

Scope of works:

i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.

ii) To take samples from materials suspected to contain asbestos for analysis to prove asbestos content or, where sample taking is not possible, presume materials to contain asbestos, unless a reasoned argument to the contrary can be made.

iii) Assess the risk from exposure to the asbestos and presumed asbestos materials and document the actions necessary to manage any such risk.

iv) Provide (in written (and where possible) visual and annotated drawing format) a record of the location of the asbestos and presumed asbestos materials, any risks identified and subsequent actions required to help comply with any relevant legislation

Survey Category

A Management Survey has been carried out

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition

The nature of a Management survey may not identify all asbestos containing materials within the property/properties included within this survey.

Materials encapsulated, concealed within voids or areas that are inaccessible without causing damage to fittings or fixings may not have been identified or sampled and analysed. Therefore prior to any major refurbishment or demolition works it may be necessary for a more intrusive Refurbishment and demolition survey to be carried out.

Materials located within the buildings included in this survey and which would normally be inspected in a management survey, yet which have not been identified within this survey report, may be considered to have been inspected and deemed by the surveyor to be none asbestos containing materials.

.

2 NON – ACCESSIBLE AREAS

(May contain Asbestos)

Room /Area	Likelihood of asbestos	Reason for no access and other comments

All areas required for the survey accessed.

3 LOCATIONS OF ASBESTOS CONTAINING MATERIALS

IN ORDER OF RISK

CATEGORY A – IMMEDIATE ATTENTION REQUIRED			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY B – ENCAPSULATE/REMEDIAL WORKS/REMOVE			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY C – ENCAPSULATE/MANAGE/PLAN FOR REMOVAL			
Room/Area Number	Element	Type	Comments
			No materials found in this category.

CATEGORY D – MANAGE PERIODICALLY			
Room/Area Number	Element	Type	Comments
EXT	Roof sheets	Chrysotile	Leave in situ and manage.

4 INSPECTION SUMMARY

Items highlighted in RED, contain asbestos in one form or another
Items highlighted in BLUE are presumed to contain asbestos in one form or another
Items highlighted in GREEN do not contain asbestos

Room/Area No.	Sample Ref'	Material	Approximate Quantity	Category	Comments
01					No asbestos containing materials found
02					No asbestos containing materials found
03					No asbestos containing materials found
04					No asbestos containing materials found
05					No asbestos containing materials found
06					No asbestos containing materials found
07					No asbestos containing materials found
08	ACY/08/001	Floor tiles	N/A	N/A	No asbestos detected in the sample.
08	ACY/08/002	Textured coating	N/A	N/A	No asbestos detected in the sample.
09	ACY/08/002	Textured coating	N/A	N/A	No asbestos detected in the sample.
10	ACY/08/002	Textured coating	N/A	N/A	No asbestos detected in the sample.
11	ACY/08/002	Textured coating	N/A	N/A	No asbestos detected in the sample.
12	ACY/12/003	Floor tiles	N/A	N/A	No asbestos detected in the sample.
12	ACY/08/002	Textured coating	N/A	N/A	No asbestos detected in the sample.
13	ACY/12/003	Floor tiles	N/A	N/A	No asbestos detected in the sample.
13	ACY/08/002	Textured coating	N/A	N/A	No asbestos detected in the sample.
14					No asbestos containing materials found
15					No asbestos containing materials found
16					No asbestos containing materials found
17					No asbestos containing materials found
18					No asbestos containing materials found
19					No asbestos containing materials found
20	ACY/20/004	Boards on ceiling and door.	N/A	N/A	No asbestos detected in the sample.
21					No asbestos containing materials found

22					No asbestos containing materials found
23					No asbestos containing materials found
24					No asbestos containing materials found
EXT	ACY/EXT/005	Roof sheets	300 M sq	D	Leave in situ and manage.

5 SURVEY SHEETS

(With Photograph)
In Order of Sample Reference Number

Sample Reference Key:
Example – AB/CD / 01 / 001
| 1 | 2 | 3 |

1 – AB/CD – Site/survey identification prefix number, this may be an existing number or one created by the surveyor

2 – 01 – The room/area number. This may be an existing room number or one created by the surveyor and in some instances may consist of more than two digits.

3 – 001 – Sample number. This number alone is used to indicate the sample location point on the drawings in Appendix A.

baac building & asbestos applications cambridgeshire	This sample does not contain Asbestos	
	Sample No	*ACY/08/001*
	Room / Area	*08 - Kitchen*
	Component	*Floor tiles*

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	N/A
Friability		Accessibility		Category	N/A
Comments	No asbestos detected in the sample.				

(See section 10 for definitions of the above categories)

Recommended:

Additional Information:

baac building & asbestos applications cambridgeshire	This sample does not contain Asbestos	
	Sample No	*ACY/08/002*
	Room / Area	*08 - Kitchen*
	Component	*Textured coating*

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	N/A
Friability		Accessibility		Category	N/A
Comments	No asbestos detected in the sample.				

(See section 10 for definitions of the above categories)

Recommended:

Additional Information:

baac
building & asbestos applications cambridgeshire

This sample does not contain Asbestos

Sample No	*ACY/12/003*
Room / Area	*12 - Cleaners*
Component	*Floor tiles*

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	N/A
Friability		Accessibility		Category	N/A
Comments	No asbestos detected in the sample.				

(See section 10 for definitions of the above categories)

Recommended:

Additional Information:

baac
building & asbestos applications cambridgeshire

This sample does not contain Asbestos

Sample No	*ACY/20/004*
Room / Area	*20 - Boiler room*
Component	*Boards on ceiling and door.*

Survey Results		Maintenance Activity		Asbestos Type	
Location		Human Exposure		Product Type	
Condition		Surface Treatment		Approx Total Area	N/A
Friability		Accessibility		Category	N/A
Comments	No asbestos detected in the sample.				

(See section 10 for definitions of the above categories)

Recommended:

Additional Information:

baac
building & asbestos applications cambridgeshire

This sample is presumed to contain Asbestos

Sample No	*ACY/EXT/005*
Room / Area	*EXT - External building detail*
Component	*Roof sheets*

Survey Results		Maintenance Activity	Low	Asbestos Type	Chrysotile
Location	External	Human Exposure	Low	Product Type	Cement Product
Condition	Fair/Good	Surface Treatment	Unsealed	Approx Total Area	300 M sq
Friability	Low	Accessibility	Low	Category	D
Comments	Leave in situ and manage.				

(See section 10 for definitions of the above categories)

Recommended:

This is a non-licensed asbestos containing material. Leave in situ and manage. If ever removed dispose of as hazardous waste.

Additional Information:

6 SAMPLING STRATEGY FOR ASBESTOS MATERIAL

(HEALTH & SAFETY POLICY)

The object of carrying out sampling is to identify the nature and extent of any visible asbestos material.

All samples are collected in self-seal bags where appropriate. Care is taken to prevent cross-contamination of samples.

All sampling is undertaken causing the minimum possible nuisance and potential risk to the health of occupants and visitors of the building.

As required under the Control of Asbestos Regulation 2012, dust release in sampling must be reduced to as low as is reasonable practicable and an assessment has been carried out in respect of this by a laboratory, results show that whilst taking the samples, the fibre release, if any, is within the clearance levels of 0.01 f/ml of air. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling any broken material was sealed. All samples were double sealed in polythene bags, which would not give raise to any dust release. Sampling did not impair the structural integrity of the building or risk to its occupants.

7 ASBESTOS SURVEY STRATEGY

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples will be taken as being representative of the whole area, or rooms of the same construction.

In general for homogeneous manufactured products containing asbestos it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement products, textiles, ropes, friction products, plastics and vinyl's, mastics, sealants, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogeneous as they were applied on site and their composition depended on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogeneous material is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false analysis results, which may lead to uncontrolled exposures

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client will be made aware of the possibility that asbestos materials may be present in these areas. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey

There are two types of survey that can be carried out:

1 – A Management Survey
A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. The identification of the asbestos containing materials is usually done by laboratory analysis but a management survey may also include materials that are presumed or strongly presumed to contain asbestos

2 – A Refurbishment and Demolition Survey
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 ACM's 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 inspections, as necessary, to gain to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR (Control of Asbestos Regulations) 2012 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition.

8 METHOD OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document MDHS 77, titles "Asbestos in Bulk Materials" by UKAS Accredited Laboratory. Sampling and identification by Polarised Light Microscope (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the microscope was made to clarify the fibre types present.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

9 REPORT STRATEGY

9.1 Risk Assessment

Detailed below is the list of the parameters and algorithmic scores.

a)	Location	External	0
		Internal	1
		Heating	2
b)	Condition	Good	0
		Fair/Good	1
		Fair	2
		Poor/Fair	3
		Poor	4
c)	Accessibility	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
d)	Friability	Low	0
		Low/Medium	1
		Medium	2
		Medium/High	3
		High	4
e)	Surface Treatment	Sealed	0
		Mainly Sealed	1
		Partially/Sealed	2
		Bare	3
f)	Product Type (from lab)	None	0
		Bitumen Products Plastics Resin Products Textured coatings	1
		Cement Products Friction Products	2
		Asbestos Board Cardboard, Felt, Paper Sprayed Coating Sprayed Lagging Thermal Insulation Textiles	3
Human Exposure Potential			
		Low	0
		Medium	1
		High	2
Maintenance Activity			
		Low	0
		Medium	1
		High	2

9.2 Application of Risk Assessment

The assessment and scoring of materials, using the parameters on the previous page, are made using the surveyor's experience and observations, comparison to other surveys and guidelines as set out in relevant regulations. These should lead to a risk category that most reflects the potential fibre release risk of that material. A surveyor may re-categorise a material should, in their experience, it be deemed the scored risk category not to reflect the actual risk status.

Risk Category and Algorithmic Score
A = 28+
B = 22-27
C = 14-21
D = up to 13

9.3 Category A

This is a high-risk situation in which there is a significant possibility that loose asbestos may be dispersed. Some immediate plans for remedial work are usually required and the area should be isolated from access, or as recommended by the Asbestos Surveyor.

Category A will be applied to licensed material debris despite the actual algorithmic score.

9.4 Category B

This risk is lower but there is still a potential for significant fibre release if the material is further damage or disturbed. A programme of remedial work that may include removal should be planned, and completed within 6 months depending on resources.
In the meantime emergency repairs may be needed (See recommendation column) and restricted access to this area may be required. Also periodic inspections should be carried out to establish whether the material has been subject to further damage or deterioration.

9.5 Category C

This is a low risk material that does not need any immediate work and any removal can be planned within a suitable time-scale and budget. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

9.6 Category D

This is a very low risk material that will only need removal if serious damage or deterioration is detected during periodic inspections. In the meantime it recommended that suitable asbestos warning labels be applied and the material subject to periodic inspections. Labelling of this material is however at the discretion of the building owner/manager.

10 DEFINITIONS

10.1 Location

For the purpose of the risk assessment the material under consideration was categorised into locations, these are defined below:

External – Any asbestos material found externally to the property. This includes walkways and courtyards e.g. soffits, roof coverings, surface water drainage etc.

Internal – Any asbestos material found internally within the property. This includes service ducts within roofs and floors, ceilings, floor coverings etc.

Heating – Any asbestos materials found adjacent to and within boiler houses, plant rooms etc. This also includes any asbestos used for lagging pipe work and for the use of fire retardant properties.

10.2 Condition

The condition parameter used for the risk assessment was decided at the discretion of the Asbestos Surveyor by assessing the damage (if any) and the general condition of the element.
The categories are:

Good condition – Asbestos elements in good condition are those which are intact, have not been machined or drilled and are in all aspects pristine. Good condition may be achieved in moulded or preformed products when the moulding has not been damaged, cracked or broken. Pipe work lagging and Asbestos Insulating Board that are fully sealed may also be assigned to "good condition".

Fair condition – Asbestos elements in fair condition are those that have been machined or drilled indented or cracked but damaged asbestos material has not fallen or broken away.

Poor condition – Asbestos elements in poor condition indicate that the majority of the asbestos material has been damaged, broken or shattered. Debris may be present, indicating that some asbestos material has become detached from the original bulk of the asbestos element. It may also be unsealed

Good/Fair and **Fair/Poor** indicated a material state, which in the surveyors opinion, is not accurately covered by the above statements.

10.3 Accessibility

The accessibility of each asbestos element on site has been assessed. This is important as the accessibility relates to the likelihood, or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use i.e. entry for maintenance inspections or observation of equipment.

The categories are:

Low accessibility – Low accessibility asbestos materials are those elements which are difficult to reach or damage due to being in a location which is not normally accessible (except for the purposes of maintenance) e.g. in a roof space or plant room.

Medium accessibility – Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High accessibility – High accessibility asbestos materials are those elements that are within normal reach to touch or damage.

Low/Medium and **Medium/High** indicated accessibility, which in the surveyors opinion, is not accurately covered by the above statements.

10.4 Friability

The degree of friability of each asbestos element is probably the most important category since the softness of the asbestos material largely determines the extent of asbestos fibre release into the adjacent atmosphere.

Low friability – Low friability asbestos materials are those where the asbestos fibres are locked within hard materials such as cement, concrete or plastics. In these cases the dangers of fibre release into the atmosphere are negligible providing that the element is not machined, drilled or otherwise worked upon.

Medium friability – Medium friability asbestos materials are all those elements that are listed in the low category but are in poor condition, including badly weathered asbestos cement. Medium friability materials also include sealed and unsealed asbestos insulating board and bonded asbestos flange gaskets.

High friability – High friability asbestos materials include all sprayed and lagged asbestos and un-bonded asbestos rope materials. Finely divided asbestos insulating board debris contamination would also be classified as high Friability.

Low/Medium and **Medium/High** indicated friability, which in the surveyors opinion, is not accurately covered by the above statements.

10.5 Surface Treatment

Sealed surfaces are those surfaces that are painted or sprayed with a solution or covered with a non-asbestos material to ensure that the asbestos fibres stay locked to the material.

Mainly Sealed surfaces are those that have the majority of their surfaces painted or sprayed with a solution or covered with a non-asbestos material. All sealant materials should be in a good condition. Commonly found in this category is boarding with its main surface sealed, but un-sealed edges

Partially Sealed surfaces are those surfaces with the majority of the surfaces having no sealant or covering on them. These surfaces may never have been sealed or covered, or, any sealant or covering previously applied has deteriorated and has become unattached, either partially or fully.

Bare surfaces are those that have either never been sealed or covered or where any previously applied sealant or covering has fully deteriorated or become fully unattached.

10.6 Human Exposure Potential

This is determined by the main use of the room and is estimated by the surveyor at the time of the survey using information available to them. This may require changing if the room use is changed.

10.7 Maintenance Activity

This is an estimation of the type and regularity of maintenance carried out either on or within the area of the material. The estimation is based on standard maintenance activities that would normally be carried out on a routine basis i.e. changing light bulbs but not replacing the complete light fitting, re-decoration of ACM's but not the removal of its sealant or its covering.

10.8 Approximate Asbestos Content of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85%
Asbestos Board	Mill board 37% to 97% Insulation Board15% to 25% Lining Boards 16% to 85%
Paper, Felt and Cardboard	up to 100%
Textiles	Ropes up to 100% Cloth up to 100% Gaskets approximately 90%
Friction Products	Resin Based 30% to 70%
Cement Products	Cladding/Roofing Sheets 10% to 15% Compressed Sheets 10% to 25%
Textured Coatings	Decorative Artex etc 3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10% Brake Materials 20% to 50%
Plastics (Floor tiles)	Thermoplastic up to 25% PVC Vinyl Normally 7% Others 2%

10.9 Manage

This refers to the monitoring and or implementation of control measures concerning materials that are found to contain asbestos.
Materials, which, are deemed to be in a good condition and are unlikely to be disturbed/damaged during normal day to day activities, may be left in situ but should be periodically inspected for signs of damage, wear or dilapidation. If desired baac can carry out an annual inspection of all ACM's identified within this report. During the re-inspection, further risk assessments of materials should be carried out. Any findings found during the re-inspection that differ from the original survey, should be added to the original survey report.

Manage also refers to the protection of people from the risk associated with ACM'S. This may be maintenance personnel (internal or external) or people working within the area of the ACM's or even members of the public passing the premises.

The following methods may be implemented to achieve this

- Informing all relevant personnel of the location of ACM's and instructing them not to disturb the material/s

- Labelling ACM's with warning labels
- Enforcing a permit to work system
- Ensuring ease of access to the survey report. Appoint someone to be responsible for this.

Where it has been recommended that work be carried out on ACM's, control measures may be required to protect personnel from associated risks until the work has been carried out, such as restricting access to these areas.

Re-evaluation of materials risk assessments may be required if a change of use is applied either to the material or its surrounding. It is therefore advisable to contact baac for further advice on this.

The management process should also ensure that any work on ACM's and or its disposal is carried out in line with all relevant regulations.

10.10 Repair/remedial Works

This work must be undertaken in compliance with the Control of Asbestos Regulations 2012.
If the material is Asbestos Insulation Board (A.I.B), asbestos coatings, asbestos lagging (sprayed or hand applied) or any material pertaining to the Asbestos (Licensing) Regulations, then an HSE Licensed Contractor should be contracted to carry out this work.

10.11 Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density less than 1 tonne per cubic metre are classed by the HSE as licensed materials. The HSE must be notified of any work upon or the removal of licensed materials at least 14 day prior to the work commencing.

Asbestos insulation, asbestos coatings and A.I.B are classed as licensed materials and work on these materials is regulated by the Control of Asbestos Regulations 2012.

Control of Asbestos Regulations 2012 bans anyone from carrying out work with asbestos insulation, asbestos coatings and A.I.B unless they hold a license granted by the HSE.

10.12 Non Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density **greater** than 1 tonne per cubic metre are classed as non-licensed materials. The HSE does not require notification of work upon or the removal of non-licensed materials.

Asbestos cement products are a mixture predominantly of cement and asbestos that has been compressed or moulded to a high density and in a dry state has a density greater than 1 tonne per cubic metre. Products made from asbestos cement include corrugated and flat sheet, rainwater gutters and down pipes and W.C. cisterns.

Asbestos cement products as well as bitumen, plastic, resin or rubber products that contain asbestos are classed as non licensed materials (no HSE notification of work to be carried out on or removal of these materials is required). **Other non licensed materials** include asbestos containing products used at high temperature but which have no insulation purpose, such as gaskets, washers, ropes and seals.

10.13 Hazardous Waste Materials

Any material that has an asbestos content greater that 0.1% by weight must be disposed of (when removed) as hazardous waste in accordance with the Hazardous Waste Regulations 2005

10.14 Non asbestos materials

Materials that have been referred to as being non-asbestos without supporting analysis results have been done so using the surveyors experience along with the knowledge of sample analysis results from previously samples taken from the same type of material at other sites.

Work done on any material containing asbestos must conform to the Control of Asbestos Regulations 2012.

11 GENERAL EXCLUSIONS

The survey within this report is limited to those areas accessible at the time of the survey.

We may not have inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have inspected any areas requiring specialist access equipment unless that equipment has been provided and operated by a qualified person. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

We may not have reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient information of the structure at the time of the survey. All instances where access with reference to above has not been achieved will be detailed in Section 2 and as such baac is not responsible for the presence of any asbestos in these areas.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes, gaskets, fire doors, rope gaskets associated with heating, glazing or power plant etc. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

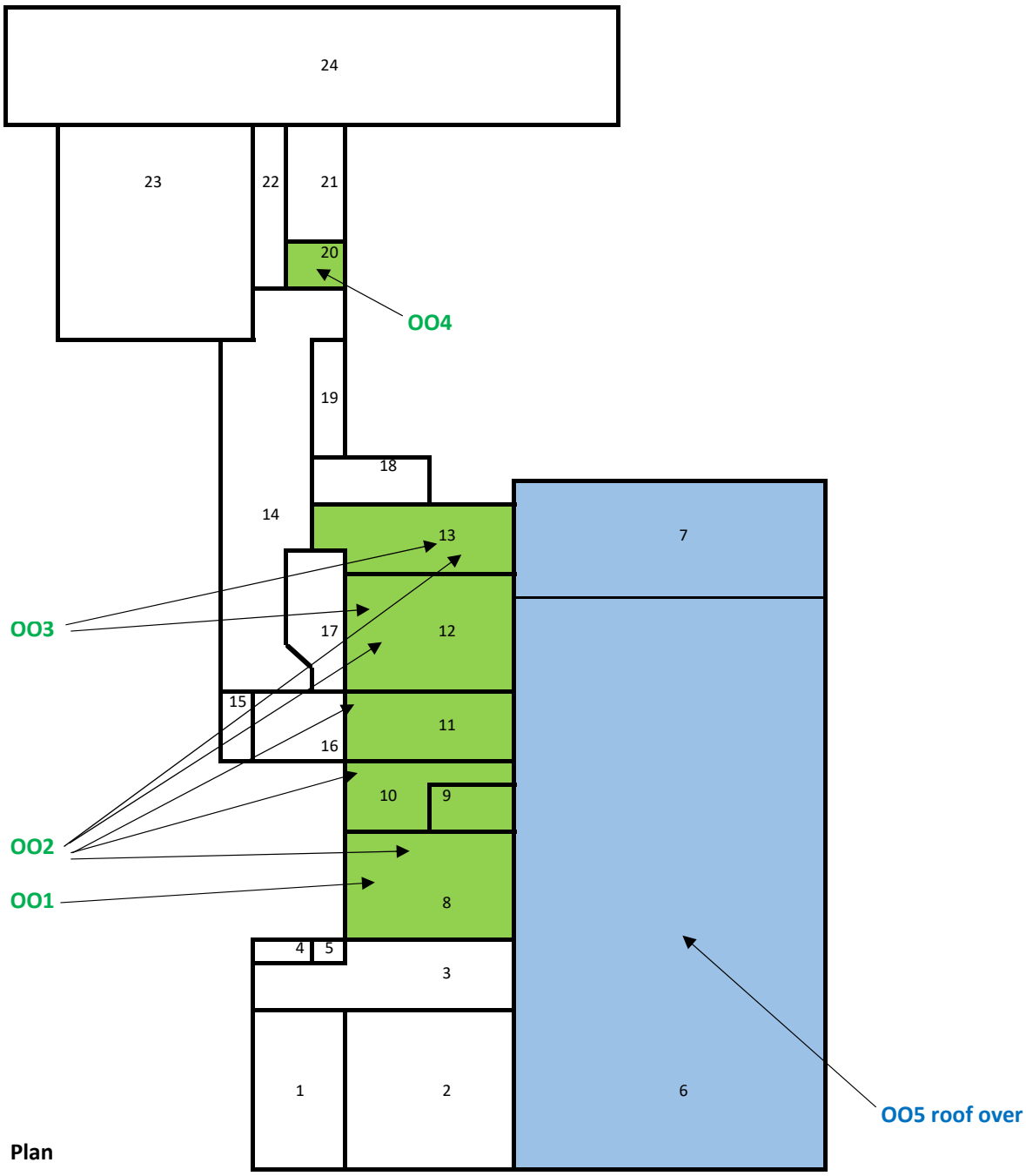
Samples have not been taken where prohibited or prevented by the client, tenant or their representative. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Samples have not been taken from debris to pipe work, which is not readily visible and/or would require the removal and replacement of overlying non-asbestos insulation. In these instances, materials suspected to contain asbestos will be presumed to contain asbestos. The sample reference number will begin with a “P” and the text relating to this sample will be in blue

Fire Doors – Due to differences in the manufacturing of fire doors, it may not be possible (without causing irreparable damage) to ascertain whether or not the fire resistant lining is an asbestos containing material. Doors with linings that cannot be accessed may not appear in this report. If the linings are fully encapsulated any asbestos materials within may be deemed as being in a safe condition. However all fire doors that cannot be identified as being asbestos free should be considered as containing asbestos and managed accordingly.

Loft Spaces – will only have been fully accessed and materials sampled where adequate walkways or access facilities that permit safe access have existed. Where no walkways or access facilities exist, the loft space will have only been viewed from existing access hatches and suspected ACM’s present within the loft space, where not within safe reaching distance from the hatch, will be presumed to contain asbestos and indicated as such in this report

APPENDIX A Drawings



Plan

Amenity Centre, Yaxley Parish Council

Areas highlighted in red indicate an Asbestos Containing Material Present
01 - Room/Area Ref Number
OO1 - Sample reference number and location point of materials found to contain asbestos
OO2 - Sample reference number and location point of materials found not to contain asbestos
OO3 - Material presumed to contain asbestos

APPENDIX B Room/Area List

Room	Description	Room	Description
01	Office	02	Office
03	Lobby	04	Toilet
05	Kitchen	06	Hall
07	Stage	08	Kitchen
09	Disabled toilet	10	Toilet
11	Toilet	12	Cleaners
13	Lobby	14	Corridor
15	Toilet	16	Toilet
17	Toilet	18	Disabled toilet
19	Stores	20	Boiler room
21	Kitchen	22	Corridor
23	Council Chamber	24	Nursery area
EXT	External building detail		

APPENDIX C Sample Analysis Report

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J129267 Final Issue Date: 25/07/2022

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Private & Confidential:
baac
Pinnacle House
34 Newark Road
Peterborough
PE1 5YD

Premises Of Sample Origin:
Amenity Centre
Yaxley Parish Council
48 Main Street
Yaxley
Peterborough
Cambridgeshire
PE7 3LU

Name of analyst: Niamh Lewis Sampled by: Client
Date of sample receipt: 22/07/2022 Date of analysis: 25/07/2022

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS364449	ACY/08/001 - Floor tiles	No Asbestos Detected	Plastic product
BS364450	ACY/08/002 - Textured coating	No Asbestos Detected	Textured Coating
BS364451	ACY/08/003 - Floor tiles	No Asbestos Detected	Plastic product
BS364452	ACY/08/004 - Board on door/ceiling	No Asbestos Detected	Board product

Chrysotile= “White asbestos”, Amosite= “Brown asbestos”, Crocidolite = “Blue asbestos”
Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

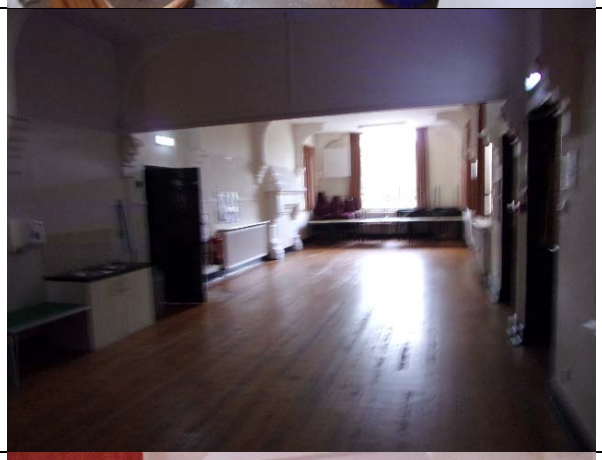
Method Statement and Disclaimers:
The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.
Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.
Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.
The stated “presumptive product type” is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Authorised Signatory:
Maria Stoughton FA004-13 (18/11/21)

APPENDIX D
Additional Information & Photographs

1		External view. Slate roof, stone/brick walls, plastic rainwater goods. No asbestos containing materials seen here.
2		Buildings to the sports field end of the centre are more modern. Sample 005 refers to roof sheets.
3		Modern office addition. All finishes checked. No asbestos containing materials seen here.
4		China sanitary units with plastic drainpipes. No asbestos containing materials seen here.

5		Foam type insulation tiles to ceiling and top of walls in metal grid. Timber floor. No asbestos containing materials seen here.
6		Modern type kitchen fixtures and fittings. No asbestos containing materials seen here.
7		No asbestos containing materials seen here, in or around the electrical installation.
8		All toilet areas and floor finishes checked. No asbestos containing materials seen here.

9		Boiler does not contain asbestos products according to HSE list.
10		Brick/stone decorated walls, timber floor, plaster to ceiling. No asbestos containing materials seen here.
11		Old fireplaces are bricked up. No asbestos containing materials seen here.
12		All rooms accessed including the Council Chamber. No asbestos containing materials seen here.

APPENDIX E
Detailed Summary

Location	Product Type	Extent	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Asbestos	Material Score	Priority Category
		N/A					ACY/08/001	Not Present	0	N/A
		N/A					ACY/08/002	Not Present	0	N/A
		N/A					ACY/12/003	Not Present	0	N/A
		N/A					ACY/20/004	Not Present	0	N/A
External	Cement Product	300 M sq	Low	Fair/Good	Unsealed	Chrysotile	ACY/EXT/005	Presumed	11	D

Conformation and Work Record Sheet

Your signature here is to confirm that you have read this report, identified the areas where your work is to take place and that you are aware of any asbestos containing materials identified in this report that are present within these areas. If there is a likelihood that your work may disturb these materials then you must contact …… prior to the start of any work.

Date	Name	Company Name	Nature of Work	Signature

British Occupational Hygiene Society

Faculty of Occupational Hygiene

Stephen J Spinks

has demonstrated by examination and practical assessment that he has attained the necessary proficiency in the following specified field of Occupational Hygiene and is duly awarded the

Proficiency Certificate in Buildings Surveys and Bulk Sampling for Asbestos

THE BRITISH OCCUPATIONAL HYGIENE SOCIETY

Chief Examiner

February 2005

Working for a healthier workplace

Objective	Responsibility	Actions	Response	Timescale	Owner
1. – Workshop external walls repair	Property Yaxley Parish Council	Gather quotations	An area was previously repointed, a general inspection of the workshop external walls needs to be done to identify any additional work – not urgent.	Ongoing	Property Committee
2. – pointing up of the chapel	Property Yaxley Parish Council	Gather quotations	Not urgent - work to be arranged.	Not urgent can wait	Property Committee
3. 50 Main Street, Yaxley – repairs and maintenance	Property Yaxley Parish Council	Organise work	Nothing to report	completed	Property Committee
4. Fire Risk Assessments – Amenity Centre, Queens Park, and the Pavilion	Property Yaxley Parish Council	Organise work	Additional emergency lighting to be installed in the Austin Hall.	Ongoing	Property Committee
5. Improvements to Pavilion building	Property Yaxley Parish Council	Investigate ways of making pavilion more user friendly and any funding sources to	The room continues to be the home of the Community Fridge. Changing Room 1 has been adapted to accommodate public toilets. The work included the cubicle walls	Ongoing	Property Committee

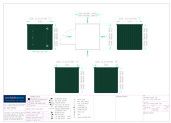
		undertake the work	being moved and toilet being installed.		
6. Energy Efficiency measures Queens Park	Property Yaxley Parish Council	Investigate energy saving measures for the heating and water system at Queens Park	Being monitored given the increase in energy costs- the high costs do appear to relate to the hot water for the showers which is turned off outside the football season.	Ongoing	Property Committee
7. General maintenance of the Closed Churchyard at St Peters Church including the church wall	Property Yaxley Parish Council	Consider what is required	All work identified in the survey has been completed.	Ongoing	Property Committee
8. Storage facility at Queens Park	Property Yaxley Parish Council	Investigate building a storage room off the Main Hall	The Tender has been advertised locally and on the Governments Contract site.	Ongoing	Property Committee
9. Owen Pooley Hall – long term maintenance and	Property Yaxley Parish Council	Investigate an issue of damp in the hall and double-glazing solutions	The internal window frames have been decorated and the floor has been sanded and resealed. Other improvements include taking the	Ongoing	Property Committee

energy efficiency measures			dishwasher out of kitchen and replacing it with a new cupboard as well as new kick boards.		
10. To make full use of all the Council's facilities	Property Yaxley Parish Council	Promote the use of all the halls and consider any changes to make them more usable	The long table in the Council Chamber has been put into storage and new furniture installed that can be moved out of the way to free up space. The room is being hired out every day to the Pre School. Demand for the hall hire has increased with various support groups/health living initiatives looking to hire out the halls.	Ongoing	Property Committee

portablespace
t: 01449 782123
e: sales@portablespace.co.uk





FLAT PACKED METAL STORAGE CONTAINER (POWDER COATED)

Quickfind Code: 245

Part Number: SALE 2M FLATPACKED STORE - POWD

£1,250.00 (exc. VAT)

£1,500.00 (inc. VAT)

PRODUCT DETAILS

This collapsible metal store is ideal for secure garden storage, site storage and for any location which has restricted access. There are no need for cranes, forklifts or specialist tools. It is light enough to be man handled and the components are small enough to fit through small passageways.

Up until now, the only alternative product was a tin shed, which offered minimal security, and even less in aesthetic appearance.

Once erected, it can be lifted from its lifting eyes with a cargo on board! This Flat Packed Store can be linked to another Flat Packed Store unit to form large open plan areas of storage space as required (side by side and end to end).

2M FLAT PACK STORE (POWDER COATED) FEATURES

- Fully galvanised body
- Less storage space when not in use
- Simple assembly
- Fully expandable (modular) capability
- Low cost

The newly improved flat packed store now comes with a double locking system for additional security at no extra cost.

PRODUCT SPECIFICATIONS

External Length (m)	2.02
External Width (m)	2.14
External Height (m)	2.09
Internal Length (m)	1.90
Internal Width (m)	2.07
Internal Height (m)	2.00
Door Width (m)	1.25
Door Height (m)	1.80
Max Weight Floor can Withstand (kg)	1000, spread evenly across the floor
Weight (Flatpacked) (kg)	271
Weight Heaviest Part (when Demounted) (kg)	88
Floor Type	15mm OSB Board
Internal Floor Covering	OSB Board
Internal Wall Covering	Galvanised Steel
Height (Flatpacked) (mm)	300
Length (Flatpacked) (m)	2.02
Width (Flatpacked) (m)	2.14
Steel Gauge (mm)	0.72

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