Consultants & Specialist Surveyors Ltd, Moreton House, 16 Trident Park, Trident Way,
Blackburn, Lancashire, BB1 3NU

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ASBESTOS SURVEY REPORT

Darwen Town Hall, Croft Street, Darwen, BB3 1BQ

Commissioned by

Blackburn with Darwen Borough Council

Contents

1 General Site and Survey Information

1.1 Client Details

Name:	Blackburn with Darwen Borough Council
Address:	First Floor One Cathedral Square Blackburn Lancashire BB1 1FB
Contact:	Chris Atkinson

1.2 Surveying Company

Name:	Consultants & Specialist Surveyors Ltd
Address:	Moreton House 16 Trident Park Trident Way Blackburn Lancashire BB1 3NU

1.3 Site Details

Name:	
Address:	Darwen Town Hall Croft Street Darwen BB3 1BQ
Contact No:	

1.4 Survey and Report Details

Survey Number:	J006109
Survey Type:	Refurbishment/Demolition Survey
Survey Date/s:	19th March 2020
Surveyors:	Grant Guest
Report Date:	24 March 2020
Authorised By:	Grant Guest Senior Surveyor & Technical Manager
Authorised Signature:	

1.5 Areas Included in this Survey

Roof Void 1, Roof Void 2, Clock Tower Roof Void, Roof Void 3, Roof Void 4, Roof Void 5, Roof Void1 Entrance Stairwell, Main Roof

1.6 Areas Excluded from this Survey

None.

1.7 Survey Method

This survey has been conducted in line with the Health and Safety Executive guidance HSG264 'Asbestos: The survey guide' and Consultants & Specialist Surveyors Ltd Survey Procedures.

1.8 Deviations from the Survey Method

Any deviation from the above will be stated within Section 3.1 Scope.

2 Executive Summary

2.1 Summary of Identified Asbestos Containing Materials (ACMs)

2.1.1 High Risk Asbestos Containing Materials

Building	Floor	Room / Area	Item Location	Item Description	Product Description	Inspection Reference	Sample No.	Risk Category	Recommended Action
There were no high risk items found.									

2.1.2 Other Identified Asbestos Containing Materials

Building	Floor	Room / Area	Item Location	Item Description	Product Description	Inspection Reference	Sample No.	Risk Category	Recommended Action
There were no items found.									

2.2 Summary of No Asbestos Detected

Building	Floor	Room / Area	Item Location	Item Description	Inspection Reference	Sample No.
Darwen Town Hall	Roof Void	Roof Void 1 / R.001	Roof Underlay	Bituminous Roofing Felt	1	AE001171
Darwen Town Hall	Roof Void	Roof Void 1 / R.001	To Lath and Plaster Ceiling	Plaster	2	AE001172
Darwen Town Hall	1st Floor	Roof Void1 Entrance Stairwell / 1.001	Ducting Perimeter Joints	Red Mastic	3	AE001173
Darwen Town Hall	Roof Void	Roof Void 2 / R.002	Roof Underlay	Bituminous Roofing Felt	4	As AE001171
Darwen Town Hall	Roof Void	Roof Void 2 / R.002	Internal Gutter	No suspect material found	5	Visual 5
Darwen Town Hall	Roof Void	Clock Tower Roof Void / R.003	Roof Underlay	Bituminous Roofing Felt	6	AE001174
Darwen Town Hall	Roof Void	Roof Void 3 / R.004	Roof Underlay	Bituminous Roofing Felt	7	AE001175
Darwen Town Hall	Roof Void	Roof Void 3 / R.004	Water Tank and Pipework	No suspect material found	8	Visual 8
Darwen Town Hall	Roof Void	Roof Void 4 / R.005	Roof Underlay	Bituminous Roofing Felt	9	As AE001175
Darwen Town Hall	Roof Void	Roof Void 4 / R.005	Water Heater and Pipework	No suspect material found	10	Visual 10
Darwen Town Hall	Roof Void	Roof Void 4 / R.005	Timber Roof Trusses and Purlins	Mortar	11	AE001176
Darwen Town Hall	Roof Void	Roof Void 4 / R.005	Timber Pipework Box	Timber Insulation	12	AE001177
Darwen Town Hall	Roof Void	Roof Void 5 / R.006	Roof Underlay	Bituminous Roofing Felt	13	AE001178
Darwen Town Hall	Roof Void	Roof Void 5 / R.006	Timber Boxing, Roof Trusses and Purlins	Mortar	15	As AE001176
Darwen Town Hall	Roof Void	Roof Void 5 / R.006	Timber Pipework Box	Timber Insulation	16	As AE001177
Darwen Town Hall	Roof	Main Roof / 995.001	Fire Exit Canopy	No suspect material found	17	Visual 17
Darwen Town Hall	Roof	Main Roof / 995.001	Side Elevation Roof Covering	No suspect material found	18	Visual 18
Darwen Town Hall	Roof	Main Roof / 995.001	Front Elevation Roof Covering	No suspect material found	19	Visual 19
Darwen Town Hall	Roof	Main Roof / 995.001	Valley Gutters	No suspect material found	20	Visual 20

2.3 Areas Inaccessible at the time of the Survey

All areas were accessed

3 Introduction

3.1 Scope

Refurbishment & Demolition Survey to the roof void areas, external roof coverings and rainwater goods, as discussed and agreed during the site visit with Chris Atkinson on Thursday 12th March 2020.

3.2 Building / Site Description

Approximate Age	Circa late 1800s. Est. 1871
Number of Buildings	1
Current Use	Commercial
No. of Storeys	N/A
Construction Type	Traditional
External Walls	Stone
Roof Covering	Natural Slate
Eaves and Soffits	Stone
Rainwater Goods	Lead Lined Stone and Timber Valley Gutters, Cast and Aluminium Gutters, Cast and PVC RWPs
Internal Walls	N/A
Internal Ceilings/Soffits	Plasterboard, Lath and Plaster Ceilings
Beams and Columns	Timber
Ground Floor	N/A
Intermediate Floors	N/A
Basement Floors	N/A
Heating System	N/A
Pipework	N/A
Other	Refurbishment Survey to Roof
Outbuildings	N/A

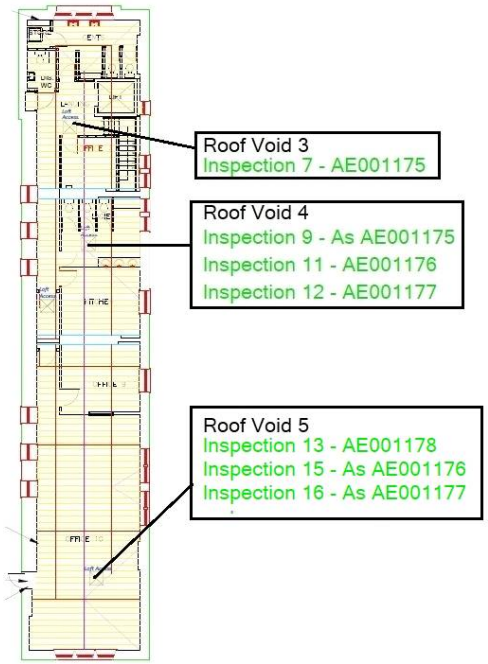
3.3 Aims and Purpose of the Survey

The aim and purpose of this survey is to locate and describe, as far as reasonably practicable, all asbestos containing materials (ACMs) in the area where refurbishment work is planned or in the whole building if demolition is planned.

In the case of a 'Combination Survey' (see section 8.1.3), any areas identified as Management Survey in Section 3.1 Scope will be limited to those requirements described in HSG264 Asbestos: The survey guide. The aim and purpose of a Management Survey is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy.

4 Drawings

Roof Void Plan
Drawing 2 of 2



Plan Key:

Red Text = Positive Item

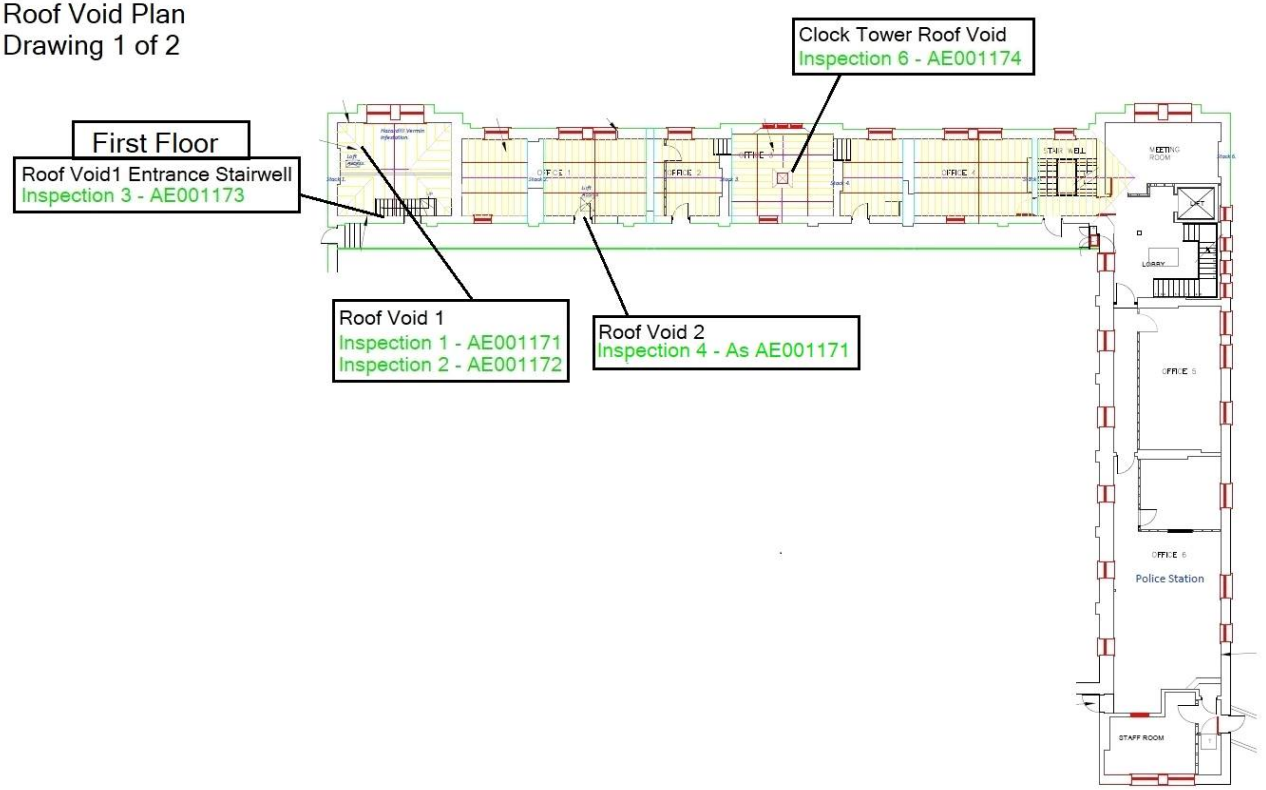
Blue Text = No Access Item

GreenText = No Asbestos Detected Item

Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room

Roof Void Plan
Drawing 1 of 2



Plan Key:

Red Text = Positive Item

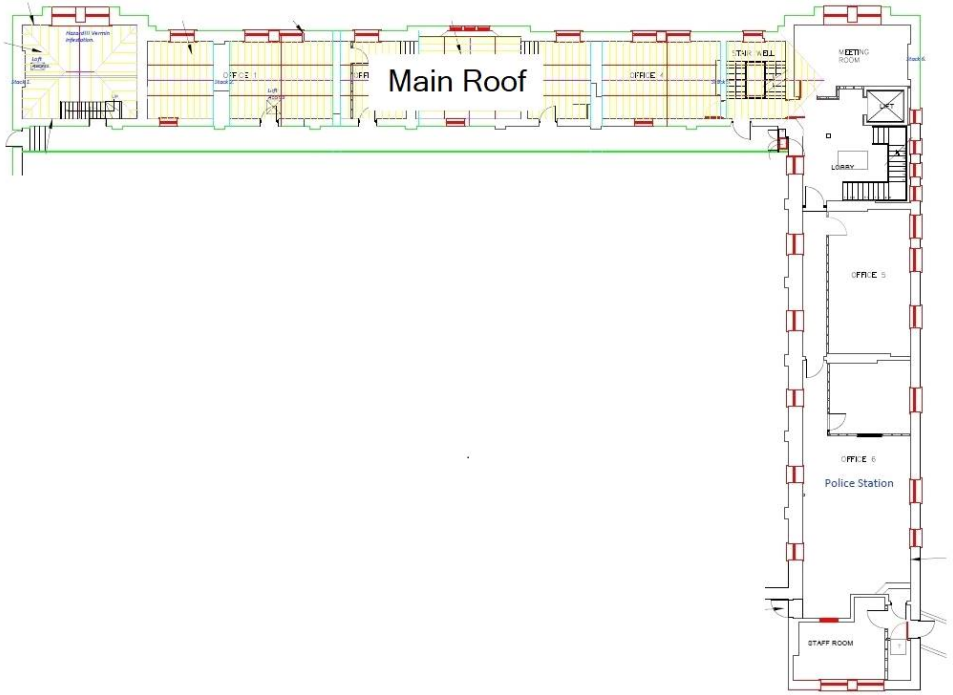
Blue Text = No Access Item

GreenText = No Asbestos Detected Item

Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room

ROOF



Plan Key:

Red Text = Positive Item

Blue Text = No Access Item

GreenText = No Asbestos Detected Item

Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room

5 Survey Results, ACM Assessment Records and Actions

No positive items found.

Non – ACM Details and Results

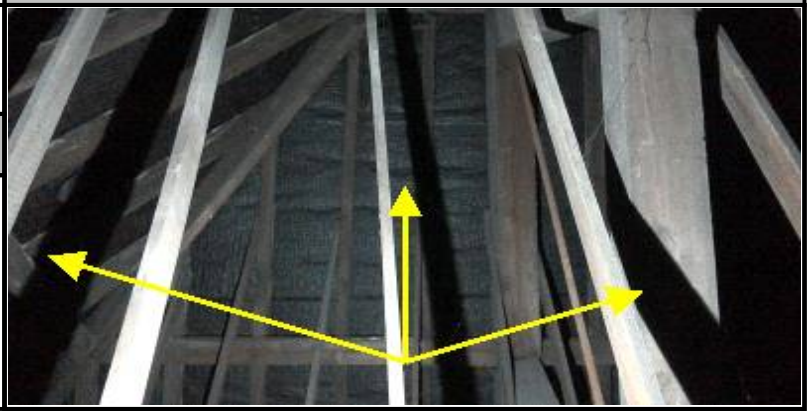
Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Bituminous Roofing Felt	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
1	Room / Area	Roof Void 1 / R.001	Quantity	N/A	
	Item Location	Roof Underlay	Sample Reference	AE001171	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
MMMF Insulation quilt over lath and plaster ceiling, timber roof void hatch.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Plaster	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
2	Room / Area	Roof Void 1 / R.001	Quantity	N/A	
	Item Location	To Lath and Plaster Ceiling	Sample Reference	AE001172	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		

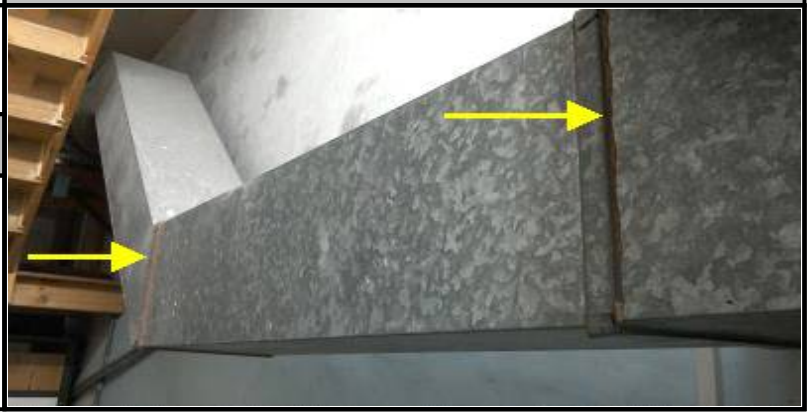
Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Red Mastic	Surveyed By
	Floor	1st Floor	Product Description	N/A	Grant Guest
3	Room / Area	Roof Void1 Entrance Stairwell / 1.001	Quantity	N/A	
	Item Location	Ducting Perimeter Joints	Sample Reference	AE001173	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Sample requested by client, not part of the scope of works.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Bituminous Roofing Felt	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
4	Room / Area	Roof Void 2 / R.002	Quantity	N/A	
	Item Location	Roof Underlay	Sample Reference	As AE001171	Survey Date
	Accessibility	N/A	Status	Strongly Presumed	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
MMMF Insulation quilt over lath and plaster ceiling, brick roof apex walls, timber roof void hatch.		

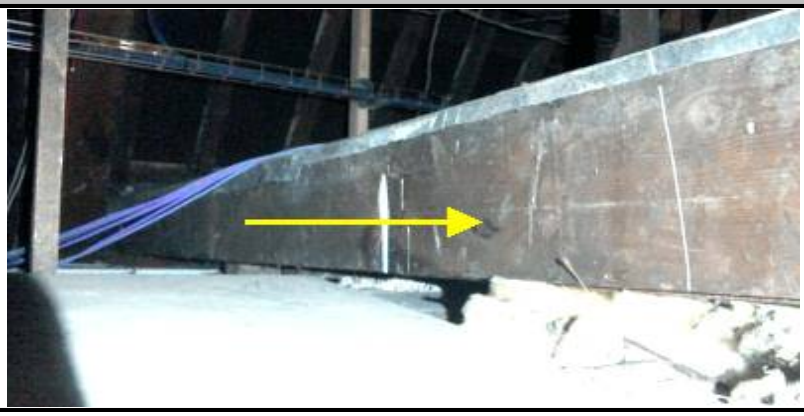
Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	No suspect material found	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
5	Room / Area	Roof Void 2 / R.002	Quantity	N/A	
	Item Location	Internal Gutter	Sample Reference	Visual 5	Survey Date
	Accessibility	N/A	Status	No suspect materials found	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Lead lined timber internal box gutter.		

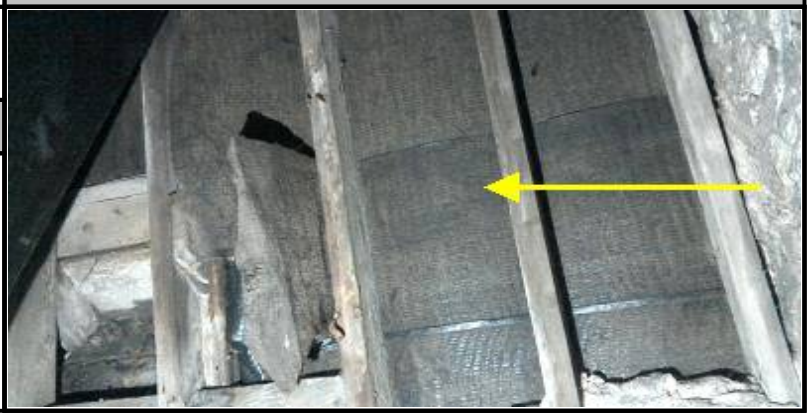
Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Bituminous Roofing Felt	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
6	Room / Area	Clock Tower Roof Void / R.003	Quantity	N/A	
	Item Location	Roof Underlay	Sample Reference	AE001174	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Modern plastic roof underlay above the sampled bituminous roofing felt, timber floor boards, sealed vertical timber boxing, timber boards to underside of roof hips, partly plastered stone walls and timber roof trusses.		

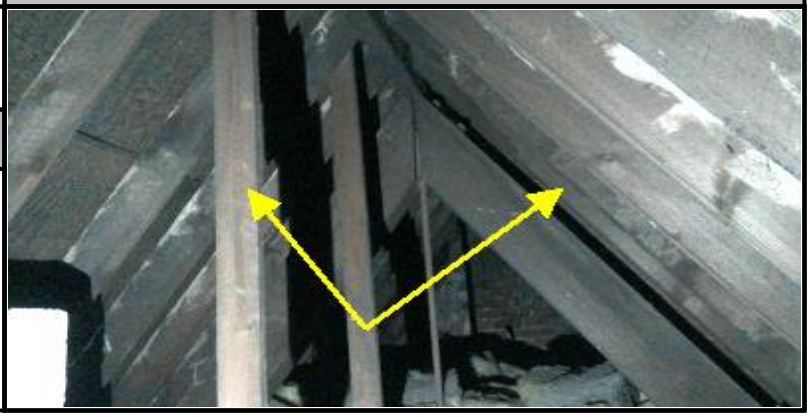
Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Bituminous Roofing Felt	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
7	Room / Area	Roof Void 3 / R.004	Quantity	N/A	
	Item Location	Roof Underlay	Sample Reference	AE001175	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
MMMF Insulation quilt over lath and plaster ceiling, plasterboard ceiling top, brick roof apex wall, block walls to lift, lath and plaster wall, timber roof void hatch.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	No suspect material found	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
8	Room / Area	Roof Void 3 / R.004	Quantity	N/A	
	Item Location	Water Tank and Pipework	Sample Reference	Visual 8	Survey Date
	Accessibility	N/A	Status	No suspect materials found	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Foam and foil backed MMMF insulation lagging pipework, plastic water tank sat on a timber panel.		

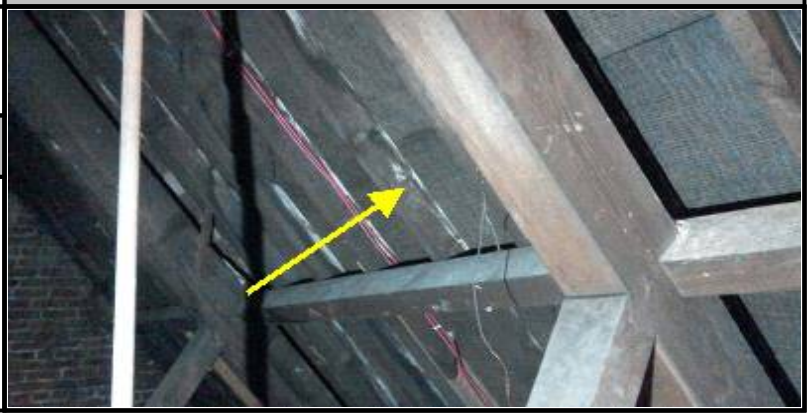
Non – ACM Details and Results

Inspection Reference	**Building**	Darwen Town Hall	**Item Description**	Bituminous Roofing Felt	**Surveyed By**
	Floor	Roof Void	**Product Description**	N/A	Grant Guest
9	**Room / Area**	Roof Void 4 / R.005	**Quantity**	N/A	
	Item Location	Roof Underlay	**Sample Reference**	As AE001175	**Survey Date**
	Accessibility	N/A	**Status**	Strongly Presumed	**19/03/2020**

Assessment

Product Type	N/A	**Surface Treatment**	N/A	**Risk Category**
Condition	N/A	**Asbestos Type**	No Asbestos Detected	N/A
Material Assessment	N/A	**Priority Assessment**	N/A	

Action and Comments

Recommended Action	No further action required	**Photograph**
Inspection Frequency	N/A	
Comments		
MMMF Insulation quilt over lath and plaster ceiling, brick roof apex walls, timber roof void hatch.		

Non – ACM Details and Results

Inspection Reference	**Building**	Darwen Town Hall	**Item Description**	No suspect material found	**Surveyed By**
	Floor	Roof Void	**Product Description**	N/A	Grant Guest
10	**Room / Area**	Roof Void 4 / R.005	**Quantity**	N/A	
	Item Location	Water Heater and Pipework	**Sample Reference**	Visual 10	**Survey Date**
	Accessibility	N/A	**Status**	No suspect materials found	**19/03/2020**

Assessment

Product Type	N/A	**Surface Treatment**	N/A	**Risk Category**
Condition	N/A	**Asbestos Type**	No Asbestos Detected	N/A
Material Assessment	N/A	**Priority Assessment**	N/A	

Action and Comments

Recommended Action	No further action required	**Photograph**
Inspection Frequency	N/A	
Comments		
Modern water heater, foam and hessian insulation lagging pipework.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Mortar	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
11	Room / Area	Roof Void 4 / R.005	Quantity	N/A	
	Item Location	Timber Roof Trusses and Purlins	Sample Reference	AE001176	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Back pointing debris to timber roof trusses and purlins, a mixture of lime mortar and horse hair.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Timber Insulation	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
12	Room / Area	Roof Void 4 / R.005	Quantity	N/A	
	Item Location	Timber Pipework Box	Sample Reference	AE001177	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Reassurance sample of timber type shavings to the timber pipework box as pictured. Hessian type insulation lagging pipework.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Bituminous Roofing Felt	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
13	Room / Area	Roof Void 5 / R.006	Quantity	N/A	
	Item Location	Roof Underlay	Sample Reference	AE001178	Survey Date
	Accessibility	N/A	Status	Identified	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
MMMF Insulation quilt over lath and plaster ceiling, bare plasterboard ceiling top, sealed timber boxing, brick roof apex wall, timber roof void hatch.		

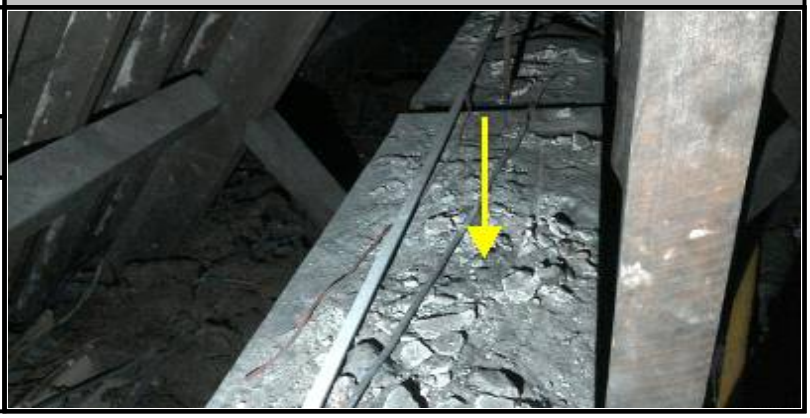
Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Mortar	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
15	Room / Area	Roof Void 5 / R.006	Quantity	N/A	
	Item Location	Timber Boxing, Roof Trusses and Purlins	Sample Reference	As AE001176	Survey Date
	Accessibility	N/A	Status	Strongly Presumed	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Back pointing debris to timber boxing top, roof trusses and purlins, a mixture of lime mortar and horse hair.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	Timber Insulation	Surveyed By
	Floor	Roof Void	Product Description	N/A	Grant Guest
16	Room / Area	Roof Void 5 / R.006	Quantity	N/A	
	Item Location	Timber Pipework Box	Sample Reference	As AE001177	Survey Date
	Accessibility	N/A	Status	Strongly Presumed	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Lead redundant pipe to the side of the roof void hatch and within the timber pipework box as pictured at the arrow point.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	No suspect material found	Surveyed By
	Floor	Roof	Product Description	N/A	Grant Guest
17	Room / Area	Main Roof / 995.001	Quantity	N/A	
	Item Location	Fire Exit Canopy	Sample Reference	Visual 17	Survey Date
	Accessibility	N/A	Status	No suspect materials found	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Lead lining to a modern bituminous green mineral felt, timber roof deck, timber soffit, aluminium gutter and PVC RWP.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	No suspect material found	Surveyed By
	Floor	Roof	Product Description	N/A	Grant Guest
18	Room / Area	Main Roof / 995.001	Quantity	N/A	
	Item Location	Side Elevation Roof Covering	Sample Reference	Visual 18	Survey Date
	Accessibility	N/A	Status	No suspect materials found	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Natural slated roof, lead flashing to hips, clay ridges, metal cowl vent.		

Non – ACM Details and Results

Inspection Reference	Building	Darwen Town Hall	Item Description	No suspect material found	Surveyed By
	Floor	Roof	Product Description	N/A	Grant Guest
19	Room / Area	Main Roof / 995.001	Quantity	N/A	
	Item Location	Front Elevation Roof Covering	Sample Reference	Visual 19	Survey Date
	Accessibility	N/A	Status	No suspect materials found	19/03/2020

Assessment

Product Type	N/A	Surface Treatment	N/A	Risk Category
Condition	N/A	Asbestos Type	No Asbestos Detected	N/A
Material Assessment	N/A	Priority Assessment	N/A	

Action and Comments

Recommended Action	No further action required	Photograph
Inspection Frequency	N/A	
Comments		
Natural slated roof, lead flashing to valleys and clock tower, clay ridges, cast gutters and RWPs.		

Non – ACM Details and Results

Inspection Reference	**Building**	Darwen Town Hall	**Item Description**	No suspect material found	**Surveyed By**
	Floor	Roof	**Product Description**	N/A	Grant Guest
20	**Room / Area**	Main Roof / 995.001	**Quantity**	N/A	
	Item Location	Valley Gutters	**Sample Reference**	Visual 20	**Survey Date**
	Accessibility	N/A	**Status**	No suspect materials found	**19/03/2020**

Assessment

Product Type	N/A	**Surface Treatment**	N/A	**Risk Category**
Condition	N/A	**Asbestos Type**	No Asbestos Detected	N/A
Material Assessment	N/A	**Priority Assessment**	N/A	

Action and Comments

Recommended Action	No further action required	**Photograph**
Inspection Frequency	N/A	
Comments		
Lead lining to timber boarded valley gutters.		

Certificate of Asbestos Bulk Analysis

9086

Certificate Number	J051443
Client	Consultants & Specialist Surveyors Limited Moreton House, 16 Trident Park, Trident Way, Blackburn, Lancashire, BB1 3NU
Samples Collected By	Consultants & Specialist Surveyors Limited
Date Samples Received	23/03/2020
Laboratory	Atherton
Total Number of Samples	8

Report Date	24/03/2020
Site Location	Darwen Town Hall, Croft Street, Darwen, BB3 1BQ
Client Order Number	J006109 / PO-14627
Date Sampled	19/03/2020
Analysed By	David Burton-Nickson
Date Analysed	24/03/2020

Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS046995	AE001171	Roof Underlay - Roof Void, Roof Void 1, Bituminous Roofing Felt	Bitumen Products	No Asbestos Detected	Negative
BS046996	AE001172	To Lath and Plaster Ceiling - Roof Void, Roof Void 1, Plaster	Decorative Plaster	No Asbestos Detected	Negative
BS046997	AE001173	Ducting Perimeter Joints - 1st Floor, Roof Void1 Entrance Stairwell, Red Mastic	Sealant Product	No Asbestos Detected	Negative
BS046998	AE001174	Roof Underlay - Roof Void, Clock Tower Roof Void, Bituminous Roofing Felt	Bitumen Products	No Asbestos Detected	Negative
BS046999	AE001175	Roof Underlay - Roof Void, Roof Void 3, Bituminous Roofing Felt	Bitumen Products	No Asbestos Detected	Negative
BS047000	AE001176	Timber Roof Trusses and Purlins - Roof Void, Roof Void 4, Mortar	Decorative Plaster	No Asbestos Detected	Negative

Approved Signature:	David Burton-Nickson	Date:	24.03.20

Scope iT Limited Unit 14 The Quad, Atherleigh Business Park, Gibfield Park Avenue, Atherton, Manchester, M46 0SY Tel: 01942 879067
Web: www.scope-it-group.com

Trace = Trace asbestos identified (1-2 fibres present) and Positive = Asbestos identified (more than 2 fibres present). The analysis has been performed using the polarised light and dispersion staining as described in the Scope iT Limited Bulk Analysis Manual which is based on HSG 248 and is covered by our UKAS accreditation. The following are outside of our UKAS accreditation; quantitative fibre content, sample locations/details as supplied by the client, material type/description and any interpretations or opinions expressed in this certificate.

Certificate of Asbestos Bulk Analysis

9086

Certificate Number	J051443
Client	Consultants & Specialist Surveyors Limited Moreton House, 16 Trident Park, Trident Way, Blackburn, Lancashire, BB1 3NU
Samples Collected By	Consultants & Specialist Surveyors Limited
Date Samples Received	23/03/2020
Laboratory	Atherton
Total Number of Samples	8

Report Date	24/03/2020
Site Location	Darwen Town Hall, Croft Street, Darwen, BB3 1BQ
Client Order Number	J006109 / PO-14627
Date Sampled	19/03/2020
Analysed By	David Burton-Nickson
Date Analysed	24/03/2020

Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS047001	AE001177	Timber Pipework Box - Roof Void, Roof Void 4, Timber Insulation	Insulation Material	No Asbestos Detected	Negative
BS047002	AE001178	Roof Underlay - Roof Void, Roof Void 5, Bituminous Roofing Felt	Bitumen Products	No Asbestos Detected	Negative

End

Approved Signature:	David B-Nickson	Date:	24.03.20

Scope iT Limited Unit 14 The Quad, Atherleigh Business Park, Gibfield Park Avenue, Atherton, Manchester, M46 0SY Tel: 01942 879067
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Trace = Trace asbestos identified (1-2 fibres present) and Positive = Asbestos identified (more than 2 fibres present). The analysis has been performed using the polarised light and dispersion staining as described in the Scope iT Limited Bulk Analysis Manual which is based on HSG 248 and is covered by our UKAS accreditation. The following are outside of our UKAS accreditation; quantitative fibre content, sample locations/details as supplied by the client, material type/description and any interpretations or opinions expressed in this certificate.

7 Additional Information and Conclusions

Location	Comments
N/A	N/A

8 General Information

8.1 Asbestos Survey Types

HSG264 describes two different types of survey: (a) Management Surveys and (b) Refurbishment and Demolition Surveys. These survey types, their purpose, method and limitations (where applicable) are summarised below . Further information can be obtained by reference to HSG264 Asbestos: The survey guide.

8.1.1 Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.

If a material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where more extensive maintenance work is carried out, a management survey may not contain sufficient information. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

8.1.2 Refurbishment and Demolition Surveys

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

In this type of survey, where the asbestos is identified so that it can be removed (rather than to ‘manage’ it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs’ condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimize risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment / furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the surveyed area must be shown to be fit for reoccupation before personnel reoccupy.

8.1.3 Combination Survey

A survey may combine the survey types depending on the needs of the duty holder. For example the duty holder may be planning refurbishment work in one particular room or area and also require a management survey to the remaining areas of the property. Where applicable, details of this will be contained within Section 1 General Site and Survey Information and Section 3.1 Scope. Particular attention should be made to these sections to identify to which areas a survey type applies and therefore any limitations contained within the information supplied in this report.

8.2 Restrictions and Limitations

This report may be localised or targeted to certain areas of a property only. Where applicable, details of this will be contained within Section 1 General Site and Survey Information and Section 3.1 Scope. Particular attention should be made to these sections to identify which areas have been surveyed and therefore any limitations contained within the information supplied in this report.

This report should be maintained in entirety. Individual sections or appendices should not be removed or distributed separately.

8.3 No Access and Presumed Items

Areas included in and excluded from this report are described in Section 1.5 Areas Included in this Survey, Section 1.6 Areas Excluded from this Survey and Section 3.1 Scope. Any residual areas which were inaccessible to the surveyor at the time of the survey are described in Section 2.2 Areas Inaccessible at the time of the Survey. Particular attention should be made to these sections to identify, for any reason, any areas which are excluded from this report.

There may be reasons why ACMs have not been sampled at the time of the survey. Typical examples are:

- An area may not be accessible to the surveyor at the time of the survey e.g. a room may be locked with no access to the key or key holder.
- An area is inaccessible for health and safety reasons e.g. the area is heavily contaminated or floors are structurally unsafe.
- An item is inaccessible for health and safety reasons e.g. electrical or mechanical apparatus is still 'live' and cannot be opened for inspection. This type of apparatus will only be opened for inspection where a certificate of safe isolation has been provided.
- The integrity of a product may be compromised by taking a destructive sample e.g. penetrating a roofing material.

Any areas excluded or not accessed must be presumed to contain asbestos until proven otherwise.

8.4 ACM Risk Assessment

8.4.1 Material Assessment

A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment will give a good initial guide to the priority for managing ACMs. The assessment allows the duty holder to assess the potential for fibre release of each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

Although it is not necessary for demolition surveys to contain this, there may be reasons why this information could be included. For example:

- Some surveys are a combination of types (see Section 8.1.3 Combination Survey);
- A refurbishment survey may not result in removal of all identified ACMs because they can be avoided by the planned work;
- Demolition and asbestos removal may not be undertaken immediately.

In these situations ACMs may exist and remain in place. The ACMs will therefore require management and a material assessment would be appropriate.

A standardised assessment tool is provided in HSG264. It is based on a simple additive algorithm. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency or fibre release / hazard potential between ACMs. It does however enable ACMs to be ranked in a simple numerical order.

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- product type;
- extent of damage or deterioration;
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assign to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACMs are scored as crocidolite unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in HSG264.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and between 5 and 6 a low potential. Score of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

Details of the material risk assessment method, the complete algorithm and worked examples can be found within HSG264 ‘Asbestos: The survey guide’ and HSG227 ’A comprehensive guide to Managing Asbestos in premises’.

8.4.2 Priority Assessment

The material assessment identifies the high hazard materials, i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment) which will take into account factors such as:

- The location of the material;
- The extent of the material;
- The use to which the location is put;
- The occupancy of the area;
- The activities carried out in the area; and
- The likelihood / frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process, by obtaining information which will contribute to the priority assessment, particularly in small or simple premises where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the dutyholder, under the Control of Asbestos Regulations (CAR), who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises.

The combined material and priority assessment result should be used to establish the priority

for those ACMs needing remedial action and the type of action that will be taken. There are various remedial options available: in many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired. These options should be considered first. Where such actions are not practical, ACMs should be removed.

Details of the priority risk assessment method, the complete algorithm and worked examples can be found within HSG227 ‘A comprehensive guide to Managing Asbestos in premises’.Where Priority Assessments have been included within this report, they have been compiled using information supplied by the duty holder.