

ASBESTOS SURVEY REPORT



Client : **Gloucestershire County Council**
Site Ref : **All Accessible Areas**
Site Address : **Winchcombe Youth and Community Centre
8 Gretton Road
Winchcombe
Cheltenham
Gloucestershire
GL54 5EE**
Survey Date : **23rd October 2024**
Report Issue Date : **29th October 2024**
Report Reference : **J052241**
Survey Type : **Management Survey**



Asbestos Consultancy Practice

Asbestos Management Surveys
Asbestos Refurbishment Surveys
Asbestos Demolition Surveys
Asbestos Re-Inspection Surveys
Asbestos Air Monitoring and Four Stage Clearances / Certificates of Reoccupation
Asbestos Removal Management
Asbestos Project Management
Asbestos Consultancy

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Please note CWE Services Limited cannot be held responsible for the way in which the client may interpret or act upon the results of this report

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Company Registration No. 4070169

Document Ref : ID031.V4



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Section A

Client	Gloucestershire County Council
Site Ref	All Accessible Areas
Site Address	Winchcombe Youth and Community Centre, 8 Gretton Road, Winchcombe, Cheltenham, Gloucestershire, GL54 5EE
Survey Date	23rd October 2024
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Section A

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Survey Date	23rd October 2024
Report Reference	J052241

Report Details

Site Address	Winchcombe Youth and Community Centre, 8 Gretton Road, Winchcombe, Cheltenham, Gloucestershire, GL54 5EE
Client	Gloucestershire County Council
Client Contact	Rachael Pryor
Client Address	Asset Management & Property Services, Shire Hall, 3rd Floor, Block 4, Westgate Street, Gloucester, GL1 2TG
Survey Date	23rd October 2024
Report Reference	J052241
Survey Carried Out By	Martin Chard
Analytical Laboratory	CWE Services Ltd

Report Reviewed and Checked by : Stuart Emler

Signature :



Report Authorised by (Lead Surveyor) : Martin Chard

Signature :



Report Issue Date : 29th October 2024



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Introduction

This report details the findings of an asbestos survey commissioned by the client. The main aim and objectives of the survey were as follows:

- To identify areas where asbestos is present.
- To identify the type and extent of asbestos material where present.
- To assess the state of repair and condition of asbestos containing materials in order to provide a material risk assessment.

Unless otherwise stated the survey was conducted in order to enable compliance with regulation 4 of The Control of Asbestos Regulations 2012. All work was conducted with strict adherence to documented in-house procedures (PM001), the current HSE HSG264 Asbestos: The Survey Guide methodology, together with our standard terms and conditions.

The scope of work requested was limited to the areas identified by the client.

Where the client made site plans available for this survey we have, where possible, incorporated them into this report. Where site plans were not made available by the client for this survey, CWE have produced outline plans of the areas surveyed for the purposes of this report.

This report only relates to the situation on the day of the site visit and cannot take into account subsequent changes in circumstances.

Site Details

- A Building Type**
Youth Centre
- B Approx Age of Construction**
1800's
- C Number of Floors/Levels**
1
- D Building Construction Type**
Stonework with pitched roof

Please note: The information detailed in items B & D have been supplied by the client or clients representative. CWE cannot take responsibility for inaccuracies of the supplied information



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Section B

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Executive Summary

General Notes / Limitations of Survey

Internal notes – A management asbestos survey to the Youth Centre was carried out, as instructed by Rachael Pryor of Gloucestershire County Council.

All glue fixed floorings have been surveyed as far as reasonably practicable but not all areas could be accessed without causing irreparable damage.

External notes – Limited inspection to areas above 4.0m - Apply caution.

The aim of this section is to provide a quick overview of all identified ACMs, presumed or strongly presumed. The full details for each item within this summary can be found in the Asbestos Register in Section C.

Prior to the completion of a Priority Risk Assessment, the Material Risk Assessment shown in the table below provides guidance on prioritising those materials which may require remedial action. As outlined in the Risk Assessment section the following risk assessment categories have been used.

Items greater or equal to **10** should be regarded as **High Risk**, with a significant potential to release fibres if disturbed. Items between **7** and **9** should be regarded as **Medium Risk**. Items between 5 and 6 should be regarded as **Low Risk** and equal to **or less than 4** should be regarded as **Very Low Risk**.

The following table contains a summary of each of the positively identified ACMs. They have been identified by a combination of bulk sampling, identification of visually identical materials, and by presumption or strong presumption.



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Section B

Client

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Site Address

Survey Date

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All Accessible Areas

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23rd October 2024


J052241

Asbestos Register Summary Table

Item	Level	Building / Location	Material Description / Product Type	Quantity	Condition (Damage)	Material Risk	Recommendation
7	Ground Floor	01-0F-020 Circulation	Asbestos bonded vinyl tiles (grey) and adhesive laid to floor below the window	2lm	Low Damage	3	Manage in accordance with current asbestos legislation
13	Ground Floor	01-0F-017 Office	Asbestos bonded vinyl floor tiles (grey) and adhesive laid below carpet	9m²	Low Damage	3	Manage in accordance with current asbestos legislation



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Areas of No Access

Areas where no access has been gained are as follows

Level	Building / Location	Reason For No Access
		All areas within the scope of this survey were accessed



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Section C

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Asbestos Register



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
1	Ground Floor	01-0F-007 Store	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
-		-	-		-			

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
2	Ground Floor	01-0F-008 Kitchen	Management	CW003359	-			
			Material Description / Location		Material Risk			
			Textured coating (stipple effect) to plastered concrete soffit		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Treat as uniform throughout.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			No asbestos detected in sample		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		No asbestos detected in sample		-		-		



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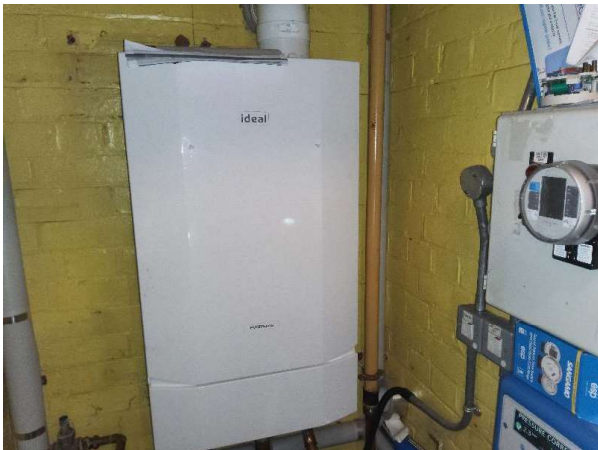
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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
3	Ground Floor	01-0F-009 Boiler Cupboard	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity				
4	Ground Floor	01-0F-010 Lobby	Management	Visual Inspection	-				
			Material Description / Location		Material Risk				
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type	
			Additional Information		-	-	-	-	
			-		Score - Material Risk				
					-		-		
			Recommendations		Accessibility				
-		-							
		Review Period							
		-							
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed				
-		-	-		-				



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
5	Ground Floor	01-0F-03 Coffee Lounge	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	
			Additional Information		-	-	-	-
			Limited inspection within suspended ceiling void due to heavy volume of insulation upon suspended ceiling tiles and general inaccessibility - apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
6	Ground Floor	01-0F-02 Computer Room	Management	CW003360	-			
			Material Description / Location		Material Risk			
			Textured coating (stipple effect) to plastered plasterboard ceiling		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Treat as uniform throughout. Limited inspection within ceiling void due to heavy volume of insulation upon and general inaccessibility - apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			No asbestos detected in sample		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		No asbestos detected in sample		-		-		



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
7	Ground Floor	01-0F-020 Circulation	Management	CW003361	2lm			
			Material Description / Location		Material Risk			
			Asbestos bonded vinyl tiles (grey) and adhesive laid to floor below the window		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		1	1	0	1
					Score - Material Risk			
					3		Very Low	
			Recommendations		Accessibility			
Manage in accordance with current asbestos legislation		Low						
		Review Period						
		Annual						
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
Identified		Chrysotile	Reinforced Composite		Non-Licensable			

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
8	Ground Floor	01-0F-001 Entrance Lobby	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
-		-	-		-			



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
9	Ground Floor	01-0F-011 Main Hall	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Limited inspection within suspended ceiling void due to height and general inaccessibility - apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
10	Ground Floor	01-0F-015 Store	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
-		-	-		-			



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
11	Ground Floor	01-0F-019 Office	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Limited inspection within suspended ceiling void - apply caution.		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
12	Ground Floor	01-0F-018 Toilet	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity				
13	Ground Floor	01-0F-017 Office	Management	As CW003361	9m²				
			Material Description / Location		Material Risk				
			Asbestos bonded vinyl floor tiles (grey) and adhesive laid below carpet		Product Type	Extent of Damage	Surface Treatment	Asbestos Type	
					1	1	0	1	
			Additional Information		Score - Material Risk				
			Treat as uniform throughout below fixed floorings.		3		Very Low		
			Recommendations		Accessibility				
			Manage in accordance with current asbestos legislation		Low				
Review Period									
Annual									
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed			
Strongly Presumed		Chrysotile		Reinforced Composite		Non-Licensable			

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
14	Ground Floor	01-0F-014 Female Toilet	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					-	-	-	-
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		



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Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
15	Ground Floor	01-0F-013 Male Toilet	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
16	Ground Floor	01-0F-016 Circulation	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
-		-	-		-			



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17	External	External Elevations	Management	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			-		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		



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Areas Surveyed / General Information

Areas that have been surveyed are as follows

Item Number	Level	Building / Location	Details of location
1	Ground Floor	01-0F-007 Store	Plastered concrete soffit. Brickwork walls. Concrete floor. Metal framed window. Non asbestos fuse board. Unlagged pipework. Non asbestos timber door.
2	Ground Floor	01-0F-008 Kitchen	Plastered concrete soffit. Plastered blockwork walls. Non asbestos vinyl flooring laid over screed. Metal framed windows. Non asbestos damper pad to kitchen sink. Unlagged pipework. Non asbestos timber doors.
3	Ground Floor	01-0F-009 Boiler Cupboard	Plastered concrete soffit. Brickwork walls and partitioning. Concrete floor. Non asbestos Supalux partitioning. Non asbestos Ideal boiler. Unlagged / MMMF wrapped pipework. Non asbestos timber door.
4	Ground Floor	01-0F-010 Lobby	Plastered concrete soffit. Brickwork walls and partitioning. Non asbestos vinyl flooring laid over screed. Non asbestos Supalux partitioning. Unlagged / MMMF wrapped pipework. Non asbestos timber doors.
5	Ground Floor	01-0F-03 Coffee Lounge	Plasterboard suspended ceiling tiles below timber pitched roof. Plastered blockwork walls. Carpet / non asbestos vinyl flooring laid over screed. Stone framed window. Unlagged pipework. Timber infill panel to fireplace (No access within) - apply caution. Non asbestos timber doors.
6	Ground Floor	01-0F-02 Computer Room	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Carpet laid over screed. Stone framed window. Unlagged pipework. Timber infill panel to fireplace (no access within) - apply caution. Non asbestos timber doors.
7	Ground Floor	01-0F-020 Circulation	Plastered plasterboard ceiling. Plastered blockwork walls. Carpet laid over screed. Metal framed window. Unlagged pipework. Non asbestos timber doors.
8	Ground Floor	01-0F-001 Entrance Lobby	Plastered plasterboard ceiling. Plastered blockwork walls. Carpet laid over screed. Unlagged pipework. Non asbestos timber doors.
9	Ground Floor	01-0F-011 Main Hall	MMMF suspended ceiling tiles below timber pitched roof. Plastered blockwork walls. Bonded flooring laid over screed. Stone framed windows. Unlagged / MMMF wrapped pipework. Non asbestos timber doors.
10	Ground Floor	01-0F-015 Store	Plastered plasterboard ceiling. Plastered blockwork walls. Carpet laid over screed. Unlagged pipework. Non asbestos timber door.



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Document Ref : ID031.V4

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Section D

Client

Gloucestershire County Council

Site Ref

All Accessible Areas

Site Address

Winchcombe Youth and Community Centre, 8 Gretton Road, Winchcombe, Cheltenham, Gloucestershire, GL54 5EE

Survey Date

23rd October 2024

Report Reference

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Item Number	Level	Building / Location	Details of location
11	Ground Floor	01-0F-019 Office	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Carpet laid over screed. Metal framed window. Non asbestos fuse board. Plastic and galvanised water tanks. Unlagged / MMMF wrapped pipework. Non asbestos timber door.
12	Ground Floor	01-0F-018 Toilet	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Non asbestos vinyl flooring laid over screed. Metal framed window. Ceramic toilet cistern. Unlagged pipework. Non asbestos timber door.
13	Ground Floor	01-0F-017 Office	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Carpet / tiles laid over screed. Metal framed window. Unlagged pipework. uPVC door.
14	Ground Floor	01-0F-014 Female Toilet	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Non asbestos vinyl flooring laid over screed. Metal framed window. Ceramic toilet cistern. Unlagged pipework. Non asbestos timber door.
15	Ground Floor	01-0F-013 Male Toilet	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Non asbestos vinyl flooring laid over screed. Metal framed window. Ceramic toilet cistern. Unlagged pipework. Non asbestos timber door.
16	Ground Floor	01-0F-016 Circulation	Plastered plasterboard ceiling below timber pitched roof. Plastered blockwork walls. Non asbestos vinyl flooring laid over screed. Unlagged pipework. Non asbestos timber doors.
17	External	External Elevations	Cast iron / plastic rainwater goods. Stone pitched roof tiles. Cast iron soil pipework.



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Section E

Client	Gloucestershire County Council
Site Ref	All Accessible Areas
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Survey Date	23rd October 2024
Report Reference	J052241

SURVEY TYPE – MANAGEMENT SURVEY

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs (asbestos containing materials) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. All areas will be accessed as far as is reasonably practicable and shall include underfloor coverings, above false ceilings and inside risers, service ducts, lift shafts, basements, cellars, underground rooms, etc as agreed with the client.

Management surveys often involve minor intrusive works and some disturbance, such as accessing behind fascia and panels. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties and on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment / cabling etc. Any minor intrusive works will be agreed with the client prior to the survey commencing. Any minor intrusive works agreed to are set out in Section B – General Notes/ Limitations of Survey.

Representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the Surveyor's judgment. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present.

Material assessments of the various ACM's and their ability to release fibres into the air if they are disturbed in some way are provided on the individual item inspections. Priority Risk assessments are not within the scope of this survey.

Any areas not accessed must be presumed to contain asbestos and are clearly listed in Section B, including the reason for not being able to access these areas.

SURVEY METHODOLOGY

All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of asbestos containing materials.

The Surveyor(s) have accomplished all tasks necessary to identify asbestos containing materials as far as is reasonably practicable.

The inspection included, but was not necessarily limited to, the following:

- A thorough on-site visual inspection. During the inspection, the Surveyor(s) identified and quantified suspected ACMs.
- All areas of homogenous material have been identified, based upon previous experience of laboratory bulk analysis results.
- Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected.
- Completing a Survey Summary of suspect ACMs, whether later proven to contain asbestos or not.
- Where the Surveyor(s) suspected a material containing asbestos, a sample was taken for analysis.
- The samples were chosen as being representative of the material under investigation.
- All sampling was undertaken following the HSE guidance note HSG264, causing the minimum possible disruption and potential risk to the health of building occupants and visitors.
- All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.



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LIMITATIONS OF THE SURVEY

General

This report contains findings based upon initial visual inspection during the course of the survey. All reasonable efforts were made to identify the presence of materials containing asbestos within the surveyed areas.

Asbestos is sometimes concealed within the fabric of buildings or within sealed building voids, so it is not always possible to regard the findings in any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during any alteration, refurbishment or demolition works.

Areas of reported “**no access**” have attempted to be re-accessed on one further occasion, if the survey duration was of two days or more. No further access attempt has been made for surveys of one day or less. For all types of survey where “**no access**” is reported, outlining the reasons why access was not available indicates that the area specified was not accessible at the time of the survey. The client’s attention is drawn to the possibility that further ACMs may be in the area and consequently caution should be applied. Areas not identified in this report should be considered as **not accessed**. Further investigation may be required to these areas.

Where the Surveyor(s) identified **actual** or **presumed** asbestos containing material, no further inspection behind such material was possible. No account has been made for materials located behind unknown voids and spaces. Should the presumed or identified material be subsequently proven not to contain asbestos following bulk sample analysis, then further inspection work should be conducted at the formal request of the client.

The quantification stated in this report, are based on the Surveyor’s estimates. They are intended to indicate approximate size and volume of asbestos based material and should not be used for contractual purposes alone. A further site visit may be prudent for estimation/contractual purposes.

Manufactured products containing asbestos have been extremely diverse. CWE have done all that is reasonably practicable to identify such materials. Certain decorative coatings and plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired or patched at different times. It is, therefore, possible that any “Artex” samples taken may not be representative of the entire coating. Recent research suggests that, in some cases, the fibres may have diameters below 0.1µm. These may not be visible by the optical microscopy method described in HSE publications HSG248.



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SPECIFIC

Unless specifically requested by the client and agreed by CWE, access to the following has not been achieved (where applicable).

Heights above 2.5 metres

We have not inspected any areas requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless requested in writing by the client. Unless stated and agreed by prior arrangement, no access above 2.5 metres has been made. External access to a property has been limited to 2.5 metres from ground level.

Fragile or pitched roof structures

Inspection has not been undertaken on pitched roofs. Flat roofs with little or no edge protection have only been inspected as far as deemed safe. No access has been made closer than 2.5 metres from exposed edges.

Open sewers or drains

Areas such as open sewers or drains that have a known biological hazard, together with the potential for fast flowing water, etc have not been inspected.

Areas of chemical or biological hazard

Areas that have a known chemical or biological hazard have not been inspected.

Confined spaces or areas of potential hazard

Representative access only has been made to risers, ducts above slab level and boxing, where the anticipated hazard and level of risk from the process of inspection is sufficiently low enough to proceed. We have not reported on concealed spaces, flues, ducts, voids or any similarly enclosed areas, which would have necessitated the use of specialist equipment or tools.

Service ducts with no visible means of access

Inspection has not been undertaken to any service ducts or similar voids that exist within the fabric of the building where the extent or presence is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Lift, hoist machinery and open shafts

Lifts, lift shafts, hoists or similar which require the attendance of a specialist engineer have not been inspected without a competent engineer being present. These areas are excluded from the report. The provision and arrangement of such specialist engineers are at the expense of the client. Access within plant, machinery and other similar fixtures and fittings has not been attempted, unless by prior agreement of CWE and the client.

Live machinery, including lift machinery and escalators

Inspection of electrical systems and subsystems etc has not been attempted if the Surveyor(s) were unsure as to their state of isolation. All electrical systems which require inspection by the client require confirmation that the electrical system has been isolated by a competent person (for example, an electrical engineer).



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Enclosed floor voids, ceiling voids and similar spaces

Unless requested by the client, inspection to areas that may have caused damage to decoration, fixtures, fittings or the structure, have been excluded from the survey. CWE is unable to report on any asbestos that may be present in these areas. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.

Areas beneath fixed floor coverings, soft furnishings and decorations

We have not inspected any areas or surfaces that require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings, other than at selected locations where appropriate.

Joints, seals, lagging within equipment, pipework etc that may impact upon the structural integrity of the item

A limited inspection only has been carried out on valves, flanges, ovens, etc. where pipework is concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible.

Areas of insect and animal infestation, including areas with animal excreta

We have not inspected any areas or surfaces that, prior to investigation, require the removal of animal excreta, carcasses and other such biological hazards.

Sampling

Samples have not been taken where the act of sampling would endanger the Surveyor(s) or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc.

Sample/s have been taken of materials suspected to be asbestos in the building, to the requisite density only.

Bulk samples have been taken from all materials which, upon visual inspection, appeared likely to contain asbestos.



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RISK ASSESSMENT

Risk assessment covers two areas:

- **Material Risk Assessment:** Material risk assessment relates directly to the material and its current condition.
- **Priority Risk Assessment:** Priority risk assessment relates to the material (risk assessment) within its environmental surroundings. It takes into account further factors such as occupancy levels and maintenance activity in order to produce a risk figure.

A more detailed explanation of each is available in the following sections.

Material Risk Assessment

The four main parameters which will determine the amount of fibres released from an ACM when subject to a standard disturbance are:

- product type
- extent of damage or deterioration
- surface treatment
- asbestos type

Each parameter is scored as: High = 3, Medium = 2 or Low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building show a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used.

An overview of the risk categories can be seen in the following table.

Score	Comments
>10	High Risk Such items should be regarded as high risk, with a significant potential to release fibres if disturbed
7 – 9	Medium Risk
5 – 6	Low Risk
4 or less	Very Low Risk



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Examples of scoring for each parameter are given in the table below.

Material Assessment Algorithm		
Sample Variable	Score	Examples of scores
Product type (or debris)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi - rigid paints or decorative finishes, asbestos cement etc.).
	2	Asbestos insulating board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt. Asbestos insulating board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulating (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/ deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: Reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total		

'High' Risk Category

Materials in the 'high' category require **urgent** consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate:-

- Complete removal.
- Encapsulation, sealing or other protection including marking with appropriate warning labels.
- Decontamination works.
- Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (These may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being produced).

'Medium' Risk Category

The condition of any material in the 'medium' category requires regular monitoring and a programme of management. Encapsulation or removal may well be appropriate in the medium to long term.

'Low' Risk and 'Very Low' Risk Category

'Low' risk and 'Very Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring under a management regime is advisable.



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Priority Risk Assessment

In addition to that identified by the 'material assessment' score, consideration must also be given to the other users activities in and around the building. This Duty Holders Priority Assessment method and score is detailed in the HSE guidance A Comprehensive Guide to Managing Asbestos in Premises (HSG227). This score is added to the HSG264 Material Assessment Score. The higher the Total Risk Score, the greater the risk of exposure to occupants.

The priority risk assessment looks at the likelihood of someone disturbing the ACM. The factors taken into account are listed below:

Factor	Comments
Maintenance activity	Type of maintenance and frequency of maintenance
Occupant activity	Main activity and Secondary activities
Likelihood of disturbance	Location, accessibility and extent/amount
Human exposure potential	Number of occupants, frequency of use of the area and average time area is in use

This survey does not provide a "Priority" risk assessment.

The responsibility for such risk assessments being conducted is that of the Duty holder responsible for the property concerned. CWE Services Ltd can assist with the implementation and auditing of risk management systems on the client's behalf although this does not fall within the scope of our UKAS Accreditation. For further assistance and technical advice, please contact a CWE Technical Manager.



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RECOMMENDATIONS

The following risk categories provide the three classifications of risk used within this survey. In general: **The higher the number the higher the risk.**

The recommendation given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the Surveyors during the survey. Details of the scoring system utilised can be found in the previous section.

The recommended actions have been confined to a limited number of key actions. They can be seen in the following table.

Recommendation	Comments
Remove	Removal of asbestos containing materials is recommended on the basis that its condition and location could result in exposure to persons, spread of asbestos, or release to the environment.
Repair / Encapsulate	Repair or complete encapsulation is recommended as an alternative to removal, where reasonably safe and possible to do so.
Environmental Clean	Recommended where contamination from existing or removed asbestos containing materials could result in exposure, spread, or release of asbestos into the environment.
Air Monitoring	Recommendations where the risk of exposure of persons to airborne asbestos fibre may be or may have been possible, and determination of such exposure is warranted.
Restrict Access	Access to be restricted to personnel working under controlled circumstances, with protection where determined.
Prohibit Access	Prohibit access to all personnel pending remedial action.
Manage in accordance with current asbestos legislation	Management of asbestos containing materials is recommended on the basis that its condition and location would not easily result in exposure to persons, spread of asbestos, or release to the environment.

Where the recommended action for a material is to encapsulate or label and manage in situ, the client should be aware that these materials **must** be removed prior to any works or activity likely to cause disturbance to the material. A risk assessment should be made as part of the management regime in advance of any planned works, maintenance or similar.

Any activity involving the removal, encapsulation or disposal of licensable asbestos containing materials must be done in accordance with the provisions of The Control of Asbestos Regulations 2012.

The client should be aware that the findings of this report do not constitute either a full risk assessment or a management plan.

Where any doubt may exist regarding management measures to be implemented, then either the most cautious route should be adopted, or more detailed risk assessment undertaken. CWE Services Ltd can assist with the implementation and monitoring of management systems on the client's behalf. For further assistance and technical advice, please contact a CWE Technical Manager.



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DUTY TO MANAGE ASBESTOS

Regulation 4 of The Control of Asbestos Regulations 2012, prescribes duties that must be complied with when managing the risk from asbestos in non-domestic premises. Under Regulation 4(3) duty holders must ensure that a suitable and sufficient assessment is made to determine whether asbestos is present or liable to be present in a premise. During such an assessment, Regulation 4(5) states that account should be taken of any plans, the age, and other relevant information about the building.

Regulation 4(4) requires reasonable steps to be taken when making the assessment, and the condition of any asbestos present or assumed to be considered.

Regulation 4(10) states that measures must be taken to:

- a. Review and revise the management plan.
- b. Implement the measures specified in the plan.
- c. Record such implementation.

The client or duty holder is wholly responsible for implementing measures or management of asbestos identified or presumed within the premises, and reviewing the plan as under Regulation 4(10).

We would recommend that a full risk assessment, including priority assessment, is carried out to the requirements of HSG 227 – A Comprehensive Guide to Managing Asbestos in Premises – as issued by the Health and Safety Executive. On completion of a risk assessment, a plan to manage asbestos can then be prepared.

Monitoring the condition of identified asbestos, containing materials is recommended at least every six months to a year, or at shorter intervals as advised, to enable compliance with regulation 4 (9) of The Control of Asbestos Regulations 2012.

CWE Services Ltd can assist with the preparation and implementation of such a plan to enable full compliance with the regulations. For further assistance and technical advice please contact a CWE Technical Manager.



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Section F

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SITE PLANS



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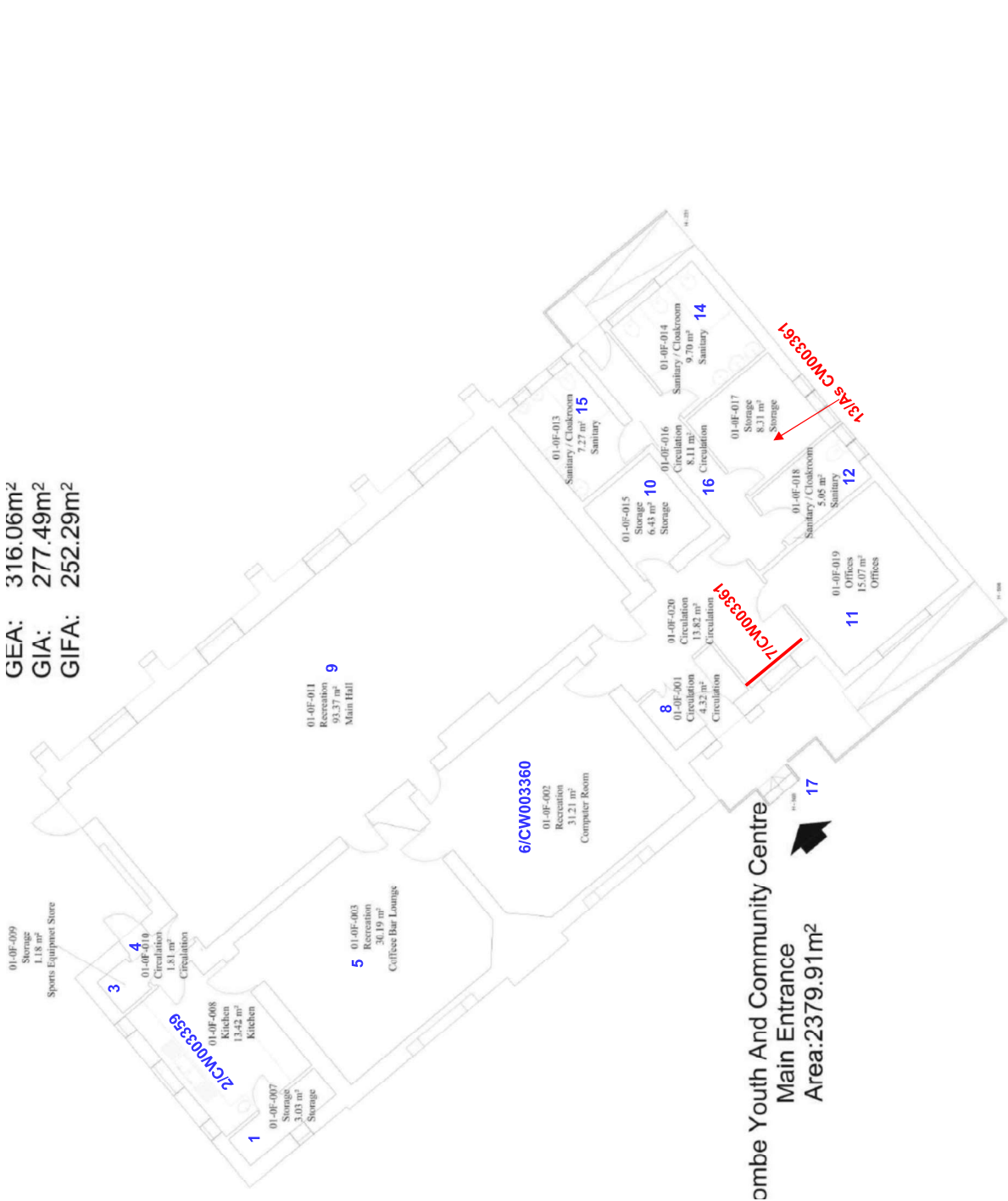


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NOT TO SCALE

ALL LOCATIONS ARE APPROXIMATE

THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT



Section G

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Certificate of Analysis



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Samples Analysed At:
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Document Ref: BA0001.V2

IDENTIFICATION OF ASBESTOS FIBRES BULK ANALYSIS CERTIFICATE

Site Address: Winchcombe Youth and Community Centre, 8 Gretton Road, Winchcombe, Cheltenham, Gloucestershire, GL54 5EE

Date Received: 24/10/2024
Analysis Date: 24/10/2024
Report Date: 29/10/2024

Certificate Number: J052241
Client Reference: -
No. of Samples: 3

Client Name: Gloucestershire County Council
Client Address: Asset Management & Property Services, Shire Hall, 3rd Floor, Block 4, Westgate Street, Gloucester, GL1 2TG

Sampling Officer: Martin Chard

CWE sample number	Item number	Sample Location	Analysis Result	Material Type
CW003359	2	Textured coating (stipple effect) - to plastered concrete soffit	N.A.D.I.S	N/A
CW003360	6	Textured coating (stipple effect) - to plastered plasterboard ceiling	N.A.D.I.S	N/A
CW003361	7	Asbestos bonded vinyl tiles (grey) and adhesive - laid to floor below the window	Chrysotile	Floor Tile & Adhesive

Comments:

This is to certify that samples have been analysed using CWE's in house method procedure and HSE's HSG 248 'the analysts guide'. Where samples have not been generated internally, CWE cannot be held responsible for the accuracy of the information provided or if the sample analysed is representative of the material sampled. Bulk samples are disposed of after 6 months unless otherwise instructed by the client or HSE. Any additional comments provided are the opinion of the analyst and are outside of the scope of CWE's accreditation. This certificate can only be reproduced with the express written permission of CWE Service Ltd.

Analysed by: Duncan Riddell
Title: Laboratory Manager

Analysed by: N/A
Title: N/A
N/A

Authorised by: Duncan Riddell
Title: Laboratory / Quality Manager

CERTIFICATE KEY:

N.A.D.I.S = No Asbestos Detected In Sample
Chrysotile = White Asbestos
Amosite = Brown Asbestos
Crocidolite = Blue Asbestos
Fibrous Actinolite/Tremolite/Anthophyllite = Rare Asbestos Types
Trace Asbestos Identified - 1 or 2 fibres or bundles identified during PLM



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Appendix A

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United Kingdom Accreditation Service

ACCREDITATION CERTIFICATE



INSPECTION BODY
No. 0156

CWE Services Ltd

is accredited as a Type C body in accordance with the recognised International Standard ISO/IEC 17020:2012
Conformity assessment – Requirements for the operation of various types of bodies performing inspection.

This accreditation demonstrates technical competence for a defined scope as detailed in and at the locations
specified in the schedule to this certificate.

The schedule to this certificate is an essential accreditation document and from time to time may be revised and
reissued by the United Kingdom Accreditation Service. The most recent issue of the schedule of accreditation,
which bears the same accreditation number as this certificate, is available from the UKAS website
www.ukas.com

This accreditation is subject to continuing conformity
with United Kingdom Accreditation Service requirements. The absence of a schedule on the UKAS website
indicates that the accreditation is no longer in force.

A handwritten signature in black ink, likely belonging to the Accreditation Manager of the United Kingdom Accreditation Service.

Accreditation Manager, United Kingdom Accreditation Service

Initial Accreditation date
31 October 2001

This certificate issued on
26 March 2014

UKAS is appointed as the sole national accreditation body for the UK by The Accreditation Regulations 2009 (SI No 3155/2009) and
operates under a Memorandum of Understanding (MoU) with the Department for Business, Innovation and Skills (BIS).



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