



Pre Refurbishment Asbestos Survey Report

Client: Port St Mary Commissioner's

Location: Manxonia House, Port St Mary, Isle of Man



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INTRODUCTION

On the Island the Health and Safety at Work Act 1974 places a duty on Employers to provide a safe place of work. In order to address this duty it is appropriate for Employers to follow the UK supporting Regulations and Guidance considered to be best practice in the event of a prosecution or civil claim.

A Pre Demolition/Pre Refurbishment asbestos survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials (ACM) in the building and may involve destructive inspection, as necessary, to gain access to areas, including those which maybe difficult to reach, unless doing so puts the surveyor at risk of personnel injury. The survey is designed to be used as a basis for tendering the removal of ACM's from the building prior to demolition or refurbishment, the survey does not assess the condition of the asbestos other than to note the extent of material, areas of damage or where there maybe additional asbestos debris.

On request of the Clients representative **Mr Tom Brown**, a Pre Refurbishment Asbestos Survey was carried out on **Manxonia House, Port St Mary Isle of Man** in accordance with the guidance given within HSG 264 Asbestos: The Survey Guide.

The survey was carried out on: 31/7/17

DECLARATION

The survey and this report was undertaken by: **Neil Curphey**

Signed 

Date 9/8/17

REPORT AUDITED BY

Signed 

Date 9/8/17

Issue Register

Issued to	Date	Number of copies	Survey reference	Revision Record
SMS	9/8/17	1	MH/NC	
Client	9/8/17	1 PDF	MH/NC	



SURVEY DETAILS

Survey scope and site description

This Survey has been carried out prior to the client carrying out refurbishment of the building.

The areas surveyed were of the following basic construction:

- A mixture of concrete, lat and plaster, plaster board and masonry walls/ceilings
- Timber and concrete floors

Areas included in survey:

- Only the area as detailed on the sample location plan

Areas excluded from survey:

- All other neighbouring properties and areas – see sample plan
- Foundations, basements and other voids or ducts hidden beneath the structure, manholes and drainage
- Concrete floors and masonry walls were not opened up for inspection

DURING THIS SURVEY AS FAR AS REASONABLY PRACTICABLE EVERY EFFORT HAS BEEN MADE TO FIND AND IDENTIFY ASBESTOS CONTAINING MATERIALS. IF ANY SUSPECT ASBESTOS CONTAINING MATERIAL IS FOUND DURING THE COURSE OF THE WORK THE WORK SHOULD BE STOPPED IMMEDIATELY AND THE AREA ISOLATED TO PREVENT POSSIBLE EXPOSURE TO ASBESTOS FIBRES, SAFETY MANAGEMENT SERVICES SHOULD BE CONTACTED IMMEDIATELY AND FURTHER SAMPLES SHOULD THEN BE TAKEN FROM THE SUSPECT MATERIAL AND ANALYSED FOR ASBESTOS CONTENT.

Laboratory used for sampling

East Riding Laboratories Ltd, Eton House 1 Eaton Street, Hull, HU3 4BN

Bulk certificate ref number: ERL 88166

Water absorption test certificate: ERL 17/21



OVERALL SUMMARY

A Pre Demolition/Refurbishment Asbestos Survey in accordance with the UK Health and Safety Executive Guidance HSG 264 Asbestos: The Survey Guide has been carried out on this property during which, asbestos containing materials (ACM's) **HAVE BEEN** found in the areas identified by the client as being part of this survey.

The following report identifies materials that were sampled as part of this survey, because they were strongly presumed by the surveyor to have asbestos content. Sample analysis, has then been undertaken to positively identify if asbestos is present in that material.

Comment/Action	
No asbestos materials found	X
Asbestos containing materials found	✓
Remedial action required	✓
Retain a copy of the survey on site	✓
Insert this copy into the asbestos register for the building	✓
Ensure contractors are aware of the presence of asbestos, where applicable in their area of work.	✓
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site and the work is carried out by trained and competent operatives as either Licensed or Non Licensed work	✓
Areas excluded from this survey (see survey details page)	✓

Asbestos Samples

Key to the following report

 Material must be removed by a licensed asbestos removal contractor

 Material can be removed by a competent trained contractor

HSG210 Asbestos Essentials Guidance referred to in this report can be found at:

<http://www.hse.gov.uk/asbestos/essentials/index.htm>

Sample No: MH1

Location: Entrance porch wall

Product type: Sheet

Analysis result:

Asbestos Detected

Asbestos cement – Chrysotile

Comments:

This material can be removed as Non Licensed Work by a trained and competent contractor in accordance with HSG210 Asbestos Essentials

A water absorption test has been carried out and the result is included in this document

Quantity: As photo



Sample No: MH2

Location: Entrance porch wall

Product type: Sheet

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH3

Location: Entrance porch ceiling

Product type: Sheet

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH4

Location: Window reveal

Product type: Sheet

Analysis result:

Asbestos Detected

Asbestos cement – Chrysotile

Comments:

This material can be removed as Non Licensed Work by a trained and competent contractor in accordance with HSG210 Asbestos Essentials

A water absorption test has been carried out and the result is included in this document

Quantity: As photo and sample location plan



Sample No: MH5

Location: Window reveal

Product type: Sheet

Analysis result:

Asbestos Detected

Asbestos cement – Chrysotile

Comments:

This material can be removed as Non Licensed Work by a trained and competent contractor in accordance with HSG210 Asbestos Essentials

Quantity: As photo and sample location plan



Sample No: MH6

Location: Window reveal

Product type: Sheet

Analysis result:

Asbestos Detected

Asbestos cement – Chrysotile

Comments:

This material can be removed as Non Licensed Work by a trained and competent contractor in accordance with HSG210 Asbestos Essentials

Quantity: As photo and sample location plan



Sample No: MH7

Location: Wall between windows

Product type: Sheet

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH8

Location: Corridor ceiling

Product type: Sheet

Analysis result:

No Asbestos Detected

Comments:

Material common throughout the building

Quantity:



Sample No: MH9

Location: Entrance porch floor

Product type: Vinyl covering

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH10

Location: Ceiling void

Product type: Insulation mat

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH11

Location: Boiler cupboard

Product type: Sheet behind boiler

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH12

Location: Ceiling void

Product type: Insulation mat

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH13

Location: Ceilings

Product type: Bitumen paper

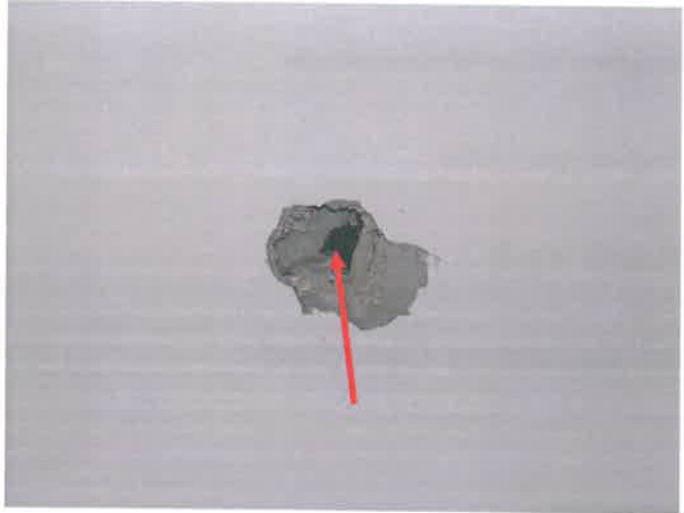
Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH15

Location: Shop window panels

Product type: Artex

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Sample No: MH14

Location: Shop window panels

Product type: Artex

Analysis result:

No Asbestos Detected



Comments:

None

Quantity:

Sample No: MH16

Location: Shop entrance porch soffit

Product type: Sheet

Analysis result:

No Asbestos Detected



Comments:

The soffit is in two sections – this sample was taken from the rear half

Quantity:

Sample No: MH17

Location: Shop entrance porch soffit

Product type: Sheet

Analysis result:

Asbestos Detected

Asbestos cement – Chrysotile



Comments:

This material can be removed as Non Licensed Work by a trained and competent contractor in accordance with HSG210 Asbestos Essentials

Front section of porch soffit

Quantity: As photo and sample location plan

Sample No: MH18

Location: Roof space

Product type: Insulation mat

Analysis result:

No Asbestos Detected



Comments:

None

Quantity:

Sample No: MH19

Location: Roof space ceiling

Product type: Sheet

Analysis result:

No Asbestos Detected

Comments:

None

Quantity:



Presumed materials

Location: Entrance porch

Product type: Switchgear

Asbestos Detected



Presumed materials

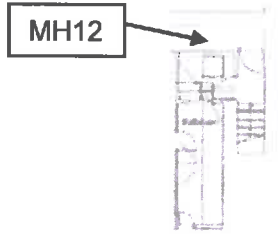
Location: Boiler cupboard

Product type: Boiler internal parts

Asbestos Detected



Sample Location Plans

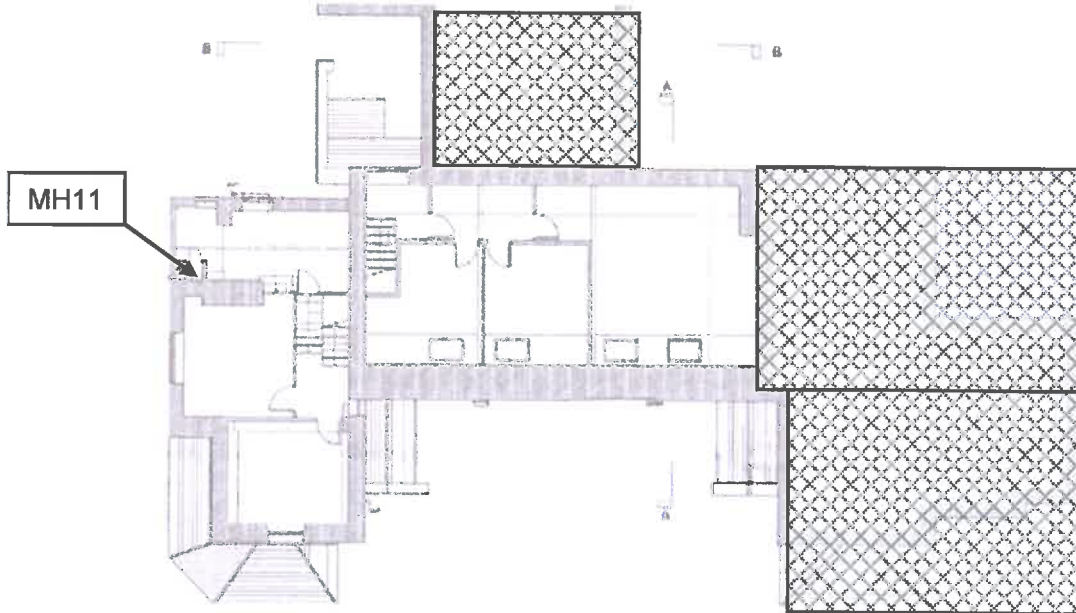


Existing Second Floor Plan

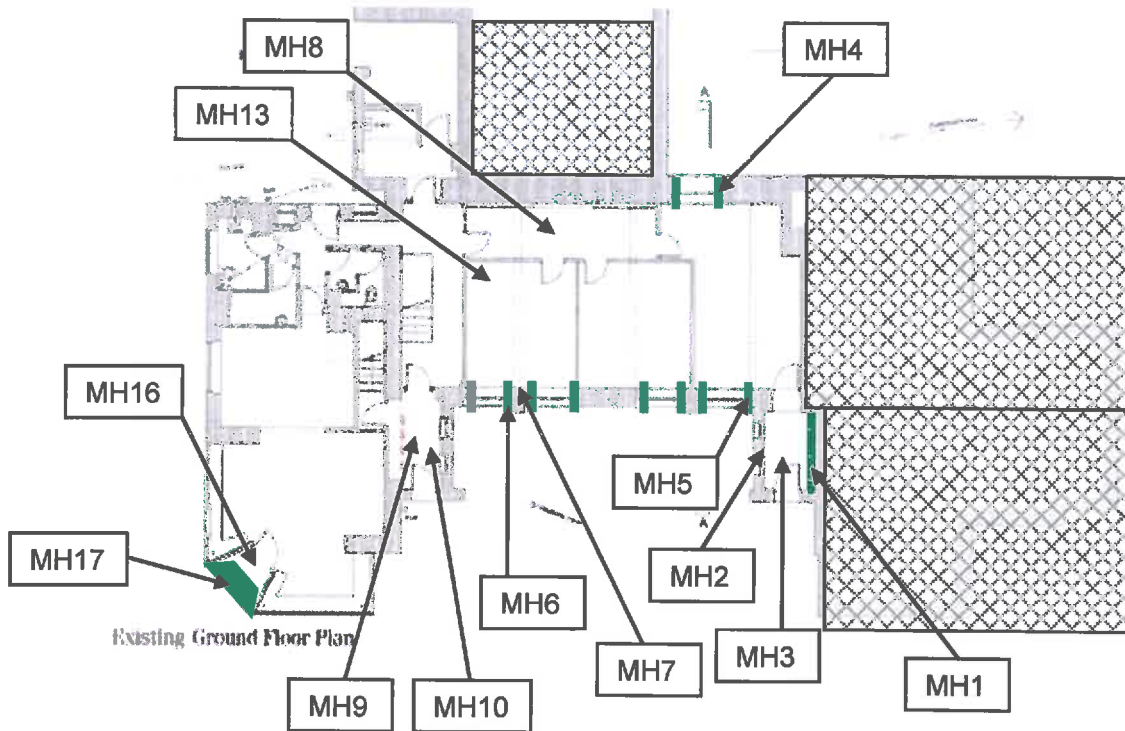


AREA NOT INCLUDED IN SURVEY

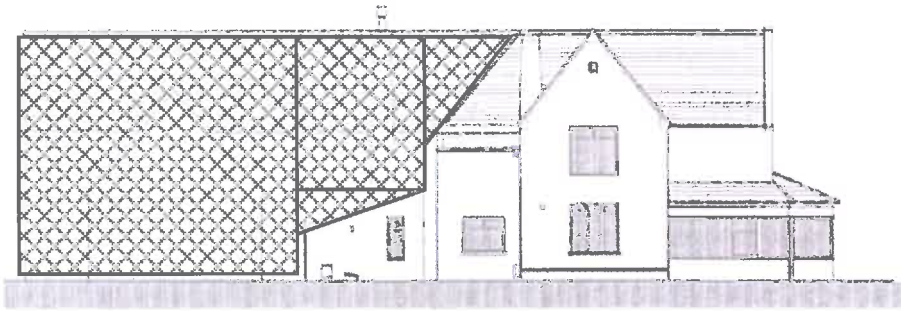
Asbestos cement materials



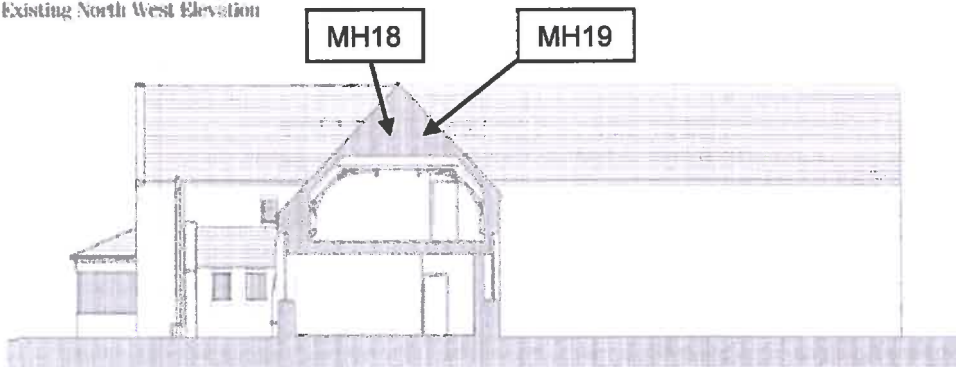
Existing First Floor Plan



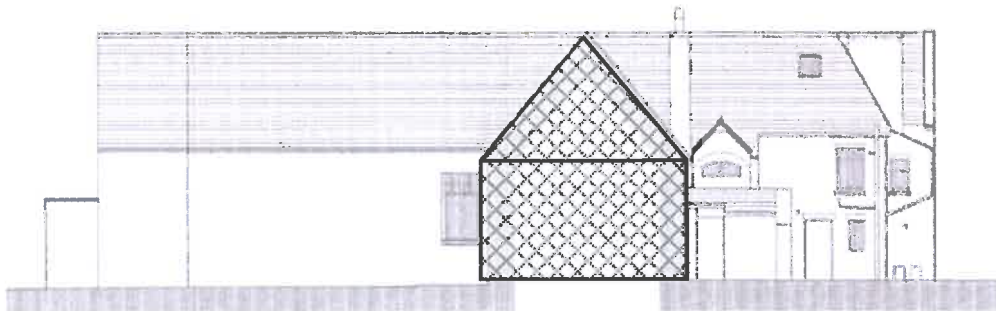
Existing Ground Floor Plan



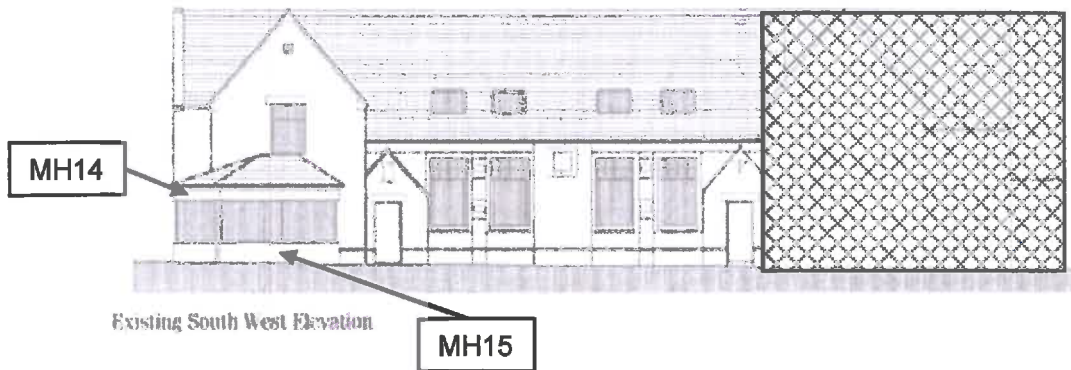
Existing North West Elevation



Existing South East Elevation (Section AA)



Existing North East Elevation (Section BB)



Existing South West Elevation

Analyst Certificates



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East Riding
LABORATORIES LTD.

Asbestos bulk sample analysis

7th August 2017

REPORT NUMBER ERL 88166

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer: Mr N Curphey
Safety Management Services (IOM) Ltd
Old Granite House
Bridge Road
Ballasalla
Isle of Man
IM9 3DA

Site reference: Manxonia House, Port St Mary, OIM

Order reference: Port St Mary Commissioners

Number of samples: 19

Sample(s) taken by: N Curphey of Safety Management Services (IOM) Ltd

Date received: 03 08 17

Date of analysis: 04 08 17 - 07 08 17

Method: Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

Analysed by: Ms S Hart & Miss E Rainbird

Analysed at: East Riding Laboratories Ltd, Hull

East Riding Laboratories Ltd

Report number ERL 88166

F11 06HAR

Registered in England No 4907907
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Director: S Hart

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RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/362998	MH/1	Sheet	Porch wall	Chrysotile (White Asbestos)
ERL/362999	MH/2	Sheet	Porch wall	No asbestos detected
ERL/363000	MH/3	Sheet	Porch ceiling	No asbestos detected
ERL/363001	MH/4	Sheet	Window reveal	Chrysotile (White Asbestos)
ERL/363002	MH/5	Sheet	Window reveal	Chrysotile (White Asbestos)
ERL/363003	MH/6	Sheet	Window reveal	Chrysotile (White Asbestos)
ERL/363004	MH/7	Sheet	Window reveal	No asbestos detected
ERL/363005	MH/8	Sheet	Ceiling	No asbestos detected
ERL/363006	MH/9	Vinyl	Porch floor	No asbestos detected
ERL/363007	MH/10	Insulation	Ceiling void	No asbestos detected
ERL/363008	MH/11	Sheet	Behind boiler	No asbestos detected
ERL/363009	MH/12	Insulation	Roof void	No asbestos detected
ERL/363010	MH/13	Paper	Ceiling void	No asbestos detected
ERL/363011	MH/14	Artex	Window panels	No asbestos detected
ERL/363012	MH/15	Artex	Window panels	No asbestos detected
ERL/363013	MH/16	Sheet	Porch soffit	No asbestos detected
ERL/363014	MH/17	Sheet	Porch soffit	Chrysotile (White Asbestos)

East Riding Laboratories Ltd

Report number ERL/88166

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Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL 363015	MH 18	Insulation	Roof space	No asbestos detected
ERL 363016	MH 19	Sheet	Roof space	No asbestos detected

REPORTED BY

S Hart

Mrs S Hart BSc (Hons)
Managing Director

Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

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East Riding LABORATORIES LTD

Asbestos bulk sample analysis

8th August 2017

REPORT NUMBER ERL/17/21

Determination of the water absorption of asbestos materials

Customer: Mr N Curphey
Safety Management Services (IOM) Ltd
Old Granite House
Bridge Road
Ballasalla
Isle of Man
IM9 3DA

Site reference: Manxonia House, Port St Mary, IOM

Order reference: Port St Mary Commissioners

Number of samples: 2

Sample(s) taken by: N Curphey of Safety Management Services (IOM) Ltd

Date received: 03/08/17

Date of analysis: 04/08/17 – 07/08/17

Method: A water absorption test was performed, using an in-house method based on the HSE's asbestos essentials method for asbestos cement, to determine whether the material is a licensable product for the purpose of asbestos removal. The Control of Asbestos Regulations 2012 state that asbestos cement will absorb < 30% water (by weight). For most purposes, a material is deemed to require a license where \geq 30% water is absorbed (by weight).

Analysed by: Miss E Rainbird

Analysed at: East Riding Laboratories Ltd, Hull

East Riding Laboratories Ltd

Report number ERL/17/21

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RESULTS

Laboratory reference	Information provided by customer			Dry weight of sample (g)	Water absorption (%)
	Sample identifier	Material sampled	Sample location		
ERL/362998	MH/1	Cement sheet	Porch wall	11.5	6
ERL/363001	MH/4	Cement sheet	Window reveal	5.2	15

REPORTED BY

S Hart

Mrs S Hart BSc (Hons)
Managing Director

Disclaimer

The asbestos content of the above sample(s) was analysed and reported in test report ERL/88166.

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results.

East Riding Laboratories Ltd is not accredited for this test method.

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

East Riding Laboratories Ltd

Report number ERL/17/21

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Caveat

Every effort has been made to identify all asbestos materials so far as was reasonably practicable to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involved trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials maybe hidden or obscured by other items or cover finishes e.g. paint, over boarding, disguising etc. Where this is the case detection maybe impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos (e.g. plant rooms, ducts etc) and new coverings added, it must be added that asbestos removal techniques have improved steadily over the year's sponce its introduction. Most notably in the UK the Control of Asbestos Regulations 2012 or other similar regulations laying down enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore asbestos debris may be present below new coverings.
- The survey will detail all areas accessed and all samples taken; where an area is not covered by this survey it will be due to no access for one reason or another, e.g. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical equipment is present and presumed in the way of the survey no access will be attempted till proof of its state is given. Our operatives have a duty of care under the IOM Health and Safety at Work Act 1974 for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (e.g. Aertex). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under guidance of the owner of the property, or his representative, then the survey will be as his instructions and guidance at that time.
- Safety Management Services (IOM) Ltd cannot accept any liability for loss, injury, damage, or penalty due to errors or omissions in this report.
- Safety Management Services (IOM) Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

