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RIVERSIDE

ASBESTOS RE-INSPECTION REPORT

FOR: Reading Borough Council (Corporate)
AT: The Old Town Hall, Blagrove Street (CT03)

J303446
Issue 2



0296



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Section 1: Executive Summary

Address:
The Old Town Hall
Blagrove Street

Survey Type: Reinspection



Summary Statement:

This report is for an asbestos survey reinspection carried out at The Old Town Hall, Blagrove Street, RG1 1QH. The site reinspection was completed on the 11/09/2024.

Reinspection Scope:

Reinspection Survey to all positive and inaccessible areas

Initial Survey details
J259144

Locations found to contain asbestos:

Location
The Old Town Hall 3.01 - Room 308
The Old Town Hall E.01 - External
The Old Town Hall G.01 - Room 024
The Old Town Hall G.02 - Room 003
The Old Town Hall G.03 - Room 079
The Old Town Hall Z1.01 - Basement B.514
The Old Town Hall Z1.02 - Basement B.507
The Old Town Hall Z1.03 - Boiler Room Entrance

– Table ends –

Locations containing asbestos with a material assessment score of 6 or greater:

Location	Sample No.	Item	Product	Action
The Old Town Hall G.03 - Room 079	TPS000916 {NT001156}*	Insulation board wall lining to store off museum cupboard sandwiched between timber	Asbestos Insulating Board	Incorporate ACM into management plan until removal

– Table ends –

Locations which were not accessed:

Location	Reason For Not Accessing
The Old Town Hall Z1.02 - Basement B.507	No access behind MDF panels

– Table ends –

Section 2: Contact Details & Authorisation

Client Details	Instructing Party
Reading Borough Council (Corporate) Corporate Maintenance Civic Offices Bridge Street Reading Contact: Sarah Jolly Tel: N/A Email: Sarah.Jolly@reading.gov.uk	Reading Borough Council (Corporate) Corporate Maintenance Civic Offices Bridge Street Reading Contact: Sarah Jolly Tel: N/A Email: Sarah.Jolly@reading.gov.uk
Site Address	Report Author
The Old Town Hall Blagrove Street RG1 1QH Contact: Rhodri Thomas Tel:	Riverside Environmental Services Ltd Unit 12 Whiffens Farm Clement Street Hextable Kent BR8 7PQ Contact: Jonathan Francis Tel: 01322 875 730 Email: info@riverside-es.com
Report Details	Surveyors
Reinspection Date: 10 Sep 2024 to 11 Sep 2024 Report Date: 4 Oct 2024 Issue No: 2	Report authorised by: Lead Surveyor: Terry Ho  Assistant Surveyor:
Reason for re-issue: This is a supplementary report. This report replaces and supersedes all previous issues	

Section 3: Introduction

The re-inspection and the subsequent written report was carried out using Asbestos: The Survey Guide (HSG:264) as guidance, it also meets the requirements stated in ISO 17020 and implemented in Riverside Environmental Services Ltd's Quality Manual.

3.1 Scope of works

Reinspection Scope:

Reinspection Survey to all positive and inaccessible areas

3.1.1 Agreed Exclusions

None.

Section 4: Included Areas

Text in red = a sample found or presumed to contain asbestos.

Text in blue = a sample not found to contain asbestos.

Location	Notes
E.01 External The Old Town Hall	Reinspection survey at the request of the client. TP000914 {NT001154}*: Rope packing to skylights —ends—
Z1.01 Basement B.514 The Old Town Hall	Reinspection survey at the request of the client. TPS000917 {NT001157}*: Gaskets to pipework —ends—
Z1.03 Boiler Room Entrance The Old Town Hall	Gasket to Pipe Flanges Presumptive sample8: Gasket to Flange —ends—
G.01 Room 024 The Old Town Hall	Reinspection survey at the request of the client. TPS000919 {NT001152}*: Gaskets to pipework —ends—
G.02 Room 003 The Old Town Hall	Reinspection survey at the request of the client. TPS000918 {NT001153}*: Cement panel to secondary ceiling —ends—
G.03 Room 079 The Old Town Hall	Reinspection survey at the request of the client. TPS000916 {NT001156}*: Insulation board wall lining to store off museum cupboard sandwiched between timber —ends—
3.01 Room 308 The Old Town Hall	Reinspection survey at the request of the client. TPS000915 {NT001155}*: Brake shoes on lift motor

—ends—

— Table ends —

Section 5: Re-Inspection Summary Table

Sample number	Location	Item	Product type	Extent of damage	Surface treatment	Asbestos type	Accessibility	Sample type	Material assessment score	Approx quantity	Action
TP000914 {NT001154}*	The Old Town Hall E.01 - External	Rope packing to skylights	Woven Textile	Low Damage	Surface Sealed	Chrysotile	D	S	5	80lm	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment
TPS000917 {NT001157}*	The Old Town Hall Z1.01 - Basement B.514	Gaskets to pipework	Gasket	Low Damage	Surface Sealed	Chrysotile	D	S	4	2no.	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment
TPS000922 {NT001158}*	The Old Town Hall Z1.02 - Basement B.507	Gasket to pipe flange behind plasterboard wall	Gasket	Low Damage	Surface Sealed	Chrysotile	D	S	4	1no.	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment
Non-accessed item 9	The Old Town Hall Z1.02 - Basement B.507	Inaccessible	N/A	N/A	N/A	N/A	D	P	12		No Further Action Required
Presumptive Sample 8	The Old Town Hall Z1.03 - Boiler Room Entrance	Gasket to Flange	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	D	P	5	9no.	This material/area should be treated as containing asbestos until proven otherwise
TPS000919 {NT001152}*	The Old Town Hall G.01 - Room 024	Gaskets to pipework	Gasket	Low Damage	Surface Sealed	Chrysotile	D	S	4	4no.	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment
TPS000918 {NT001153}*	The Old Town Hall G.02 - Room 003	Cement panel to secondary ceiling	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	D	S	4	2m ²	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment

Sample number	Location	Item	Product type	Extent of damage	Surface treatment	Asbestos type	Accessibility	Sample type	Material assessment score	Approx quantity	Action
TPS000916 {NT001156}* ¹	The Old Town Hall G.03 - Room 079	Insulation board wall lining to store off museum cupboard sandwiched between timber	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	D	S	6	2m ²	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment
TPS000915 {NT001155}* ¹	The Old Town Hall 3.01 - Room 308	Brake shoes on lift motor	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	D	S	3	2no.	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment

- Table ends -

¹Accessibility
E=Easy accessibility: accessible from ground level, M=Medium accessibility: accessible from a step or similar, D=Difficult accessibility: accessible only with access equipment

²Sample type
S=Sampled, P=Presumed, SP=Strongly Presumed
VC(n)=Visually Consistent with the sample number with which it has been visually consisted with, in brackets. R=Reinspection.

Section 6: Sample Photo Sheets

In this section you will find information on the locations sampled.

The information here is compiled into useful summaries in 'Section 5: Reinspection Summary Table' and shown as a plan drawing in 'Appendix IV: Site Drawings'.

Sample N°	TP000914 {NT001154}*		
Location	The Old Town Hall E.01 - External		
			
Item:	Rope packing to skylights	Identification:	Identified
Approx. Quantity:	80lm	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Woven Textile		2
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile		1
		Material Assessment Score:	5
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: No Comments			
Re-inspection Comments: No Change			

Sample N°	TPS000917 {NT001157}*		
Location	The Old Town Hall Z1.01 - Basement B.514		
			
Item:	Gaskets to pipework	Identification:	Identified
Approx. Quantity:	2no.	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Gasket		1
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile		1
		Material Assessment Score:	4
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: No Comments			
Re-inspection Comments: No Change			

Sample N°	TPS000922 {NT001158}*		
Location	The Old Town Hall Z1.02 - Basement B.507		
			
Item:	Gasket to pipe flange behind plasterboard wall	Identification:	Identified
Approx. Quantity:	1no.	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Gasket		1
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile		1
		Material Assessment Score:	4
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: Is enclosed by MDF timber panels.			
Re-inspection Comments: Unable to Access			

Sample N°	Presumptive Sample 8		
Location	The Old Town Hall Z1.03 - Boiler Room Entrance		
			
Item:	Gasket to Flange	Identification:	Presumed
Approx. Quantity:	9no.	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Asbestos Textiles/Paper		2
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile		1
		Material Assessment Score:	5
Action:	This material/area should be treated as containing asbestos until proven otherwise		
Survey Comments: Re-inspection Comments: Additional Entry			

Sample N°	TPS000919 {NT001152}*		
Location	The Old Town Hall G.01 - Room 024		
			
Item:	Gaskets to pipework	Identification:	Identified
Approx. Quantity:	4no.	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Gasket		1
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile		1
		Material Assessment Score:	4
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: No Comments			
Re-inspection Comments: No change			

Sample N°	TPS000918 {NT001153}*		
Location	The Old Town Hall G.02 - Room 003		
			
Item:	Cement panel to secondary ceiling	Identification:	Identified
Approx. Quantity:	2m ²	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Asbestos Cement		1
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile		1
		Material Assessment Score:	4
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: No Comments			
Re-inspection Comments: No change			

Sample N ^o	TPS000916 {NT001156}*		
Location	The Old Town Hall G.03 - Room 079		
			
Item:	Insulation board wall lining to store off museum cupboard sandwiched between timber	Identification:	Identified
Approx. Quantity:	2m ²	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Asbestos Insulating Board		2
Extent of damage:	Low Damage		1
Surface treatment:	Surface Sealed		1
Asbestos type:	Chrysotile + Amosite		2
		Material Assessment Score:	6
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: No Comments Re-inspection Comments: No Change			

Sample N°	TPS000915 {NT001155}*		
Location	The Old Town Hall 3.01 - Room 308		
			
Item:	Brake shoes on lift motor	Identification:	Identified
Approx. Quantity:	2no.	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		1
Extent of damage:	Low Damage		1
Surface treatment:	Completely Sealed		0
Asbestos type:	Chrysotile		1
		Material Assessment Score:	3
Action:	This material should be incorporated into the asbestos management plan until it has been removed prior to either demolition or refurbishment		
Survey Comments: No Comments			
Re-inspection Comments: No Change			

Section 7: Appendices

I – Re-Inspection Techniques

The re-inspection has been executed using the original survey, or the most recent subsequent re-inspection as a guide. The surveyor has visited the areas identified as containing asbestos and where the asbestos containing materials (ACMs) remain in situ the surveyor has confirmed the existing material assessment score. In cases where the ACM has deteriorated the material assessment score has been re-calculated, likewise where the material has been remediated since the last assessment the material score has been re-calculated.

II – Re-Inspection Caveat

This reinspection report is not a bill of quantities

III – Re-Inspection Notes

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material.

Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, change in use or indeed other conditions or criteria.

Samples taken from floor tiles (or similar material) may include a bitumen adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

We recommend that samples should be taken by a competent person of any suspect materials, which may be uncovered within the listed areas or within the areas of the site which were not included or accessed in this reinspection. The samples should then be analysed by a laboratory accredited by the United Kingdom Accreditation Service to carry out the analysis of asbestos in bulk materials.

IV – Site Drawings

Please find in this section, drawings of all the areas included in our reinspection.

No floorplans were created.

V – What You Need To Do Next

Instructing a company to complete an asbestos survey is only part of the process in fulfilling the duty to manage asbestos. (CAR 2012 Regulation 4).

Please refer to the illustration below for guidance on your next steps:

Step 1 : Complete an Asbestos Survey

Identify asbestos containing materials (ACMs) within your property. Any ACMs identified must be given a numerical score for: asbestos type, product type, surface treatment and extent of damage/deterioration. These scores are added together to provide a material assessment score for each asbestos containing material identified.

Step 2 : Complete a Priority Assessment

The dutyholder of the building, or their representative, should complete a priority assessment. The priority assessment should consider: the normal occupant activity, human exposure potential, likelihood of disturbance and any likely maintenance activity.

Step 3 : Carry out a Risk Assessment

The material assessment from Step 1 and priority assessment from Step 2 should be combined to create a risk assessment.

Step 4 : Complete a Management Plan

Using the information gathered during the survey and the findings of the risk assessment, create a management plan which clearly identifies how each ACM will be managed to prevent exposure and then ensure the management plan is implemented.

Step 5 : Review and Monitor - You have just completed a re-inspection as part of this step.

Carry out checks to make sure the management plan is correctly implemented, updated and that the survey is still valid.

Step 6 : Communicate

The final step of the process is to make sure that you are communicating the information on ACMs to all parties which may work with, or disturb them.

VI – Glossary of Terms

ACM	Asbestos containing material.
Actinolite	A mineral in the amphibole group. It is generally not used commercially, but is a common impurity in chrysotile asbestos.
Amosite	A type of asbestos in the amphibole group; it is also known as brown asbestos.
Amphibole	A group of double chain silicate minerals.
Anthophyllite	A type of asbestos in the amphibole group; it is also known as azbolen asbestos. It is generally not used commercially.
ARCA	Trade association for asbestos removal contractors (Asbestos Removal Contractors Association).
Asbestos	The generic name used for a group of naturally occurring mineral silicate fibres of the serpentine and amphibole series, displaying similar physical characteristics, although differing in composition.
Asbestosis	A non-cancerous disease associated with inhalation of asbestos fibres and characterized by scarring of the air-exchange regions of the lungs.
ATaC	Trade association for asbestos consultants (Asbestos Testing and Consultancy).
Bulk sample	A sample of suspected media (e.g. board or dust) is obtained from a site to be analyzed microscopically for asbestos content. Bulk sample analysis can be part of a process to assess the hazard from asbestos at a site.
CAR 2012	Control of Asbestos Regulations 2012.
Carcinogen	Any substance that causes cancer.
Chrysotile	A fibrous member of the serpentine group of minerals. It is the most common form of asbestos used commercially, also referred to as white asbestos.
Crocidolite	A type of asbestos in the amphibole group; it is also known as blue asbestos.
Item	A component found within a location, e.g. a storage heater.
Location	An area such as a room identified within the report, e.g. G.01 (ground floor room 1)
Material Assessment	Assessment of the suspected material for: product type, asbestos type, condition and treatment applied(surface treatment).
Mesothelioma	A malignant tumor of the covering of the lung or the lining of the pleural and abdominal cavity often associated with exposure to asbestos.
Priority Assessment	Assessment of the likelihood that asbestos containing materials (ACMs) will be damaged or disturbed during normal occupancy.
Product Description	Where bulk analysis has been undertaken the bulk analyst's description supersedes all previous product descriptions.
Tremolite	A mineral in the amphibole group. It is generally not used commercially.
UKAS	United Kingdom Accreditation Service.

We hope that you have found this document helpful.

If you would like any further assistance or support please do not hesitate to contact us.

If you have been impressed with the service you have received so far, we can also be of assistance in other areas including:

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Asbestos	Legionella	Air Quality
*Surveys *Air Testing - Supervision / Management *Bulk Analysis	- Risk Assessment - Monitoring / Sampling - Consultancy	- Indoor Air Quality - Workplace Exposure Assessments (Aerosols, Biological, Dust, Fumes, Gases, Solvents, etc.)
Environmental Monitoring	Noise	Vibration
Dust, Noise and Vibration	Assessments and Monitoring	Assessments and Monitoring
COSHH	LEV	Training
Assessments and Monitoring	Testing and Consultancy	Asbestos, Legionella and other workplace exposures

*UKAS accredited.



* Previously known as Exor.

