



A Refurbishment Survey Report for Asbestos-Containing Materials at:



SITE LOCATION:

**Kimpton Players Playhouse, Hall
Lane, Kimpton, Hitchin, SG4 8RD**

PREPARED FOR:

Mr Dermot McCarthy

SURVEYED ON: 17TH NOV 2023

SURVEY REF: AGG 711

**C. Wood & Son (Luton) Ltd
Newbury House
1 London Road
Luton
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Report Details

Report By	C Wood & Son (Luton) Ltd
Client	Mr Dermot McCarthy
Project	AGG 711
Site Address	Kimpton Players Playhouse, Hall Lane, Kimpton, Hitchin, SG4 8RD
Site Coordinates	51.850962, -0.283599
Site Location	
Site Description	The property was a prefab building constructed in the early 1970's.
Scope of Work	The survey carried out was a refurbishment survey. The building is to be taken back to shell.
Purpose of Survey	A refurbishment survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
Surveyors	Alan Geddes
Survey Dates	17 Nov 2023
QC Date	22 Nov 2023

This report has been produced on the understanding that it may be used in its entirety but not quoted in part.

Totals

The table highlights the material score of asbestos-containing materials identified during this survey. The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential.

Very Low	Low	Medium	High
2	0	0	0

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Sign Off

Quality Control
Alan Geddes
22nd Nov 2023



Introduction

This survey was conducted in accordance with HSG 264 (Asbestos: The Survey Guide). C Wood & Son (Luton) Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. C Wood & Son (Luton) Ltd cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. C Wood & Son (Luton) 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 that necessary for taking of the samples.

C Wood & Son (Luton) Ltd was instructed by Dermot McCarthy, to carry out an asbestos refurbishment survey at Kimpton Players Playhouse, Hall Lane, Kimpton, Hitchin, SG4 8RD on the 20th of November 2023.

Executive Summary

Non-Licensable Materials

The rehearsal room - 48 square metres of vinyl floor tiles and bitumen adhesive. The floor tiles need to be removed and disposed of as asbestos waste, The bitumen adhesive can remain in situ and be encapsulated with floor levelling compound, laytex, etc.

External, roof area - 50 square metres of asbestos cement roof sheets. Remove and dispose of as asbestos waste.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as asbestos-containing.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
The Playhouse / external / roof area	roof sheets	asbestos cement	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste.	10
The Playhouse / ground floor / rehearsal room	floor tiles and adhesive	vinyl and bitumen	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste. Encapsulate adhesive with laytex.	12

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see Report Details (p. 2) and Variations to Scope (p. 4).

Building / Level / Location	Inspect	Access / Notes	Photo	Page
<i>all locations and items were fully accessed</i>				

Asbestos Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
The Playhouse / external / roof area	roof sheets	asbestos cement	Sample S3	50 square metres	Chrysotile	1	1	1	4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste.	10
The Playhouse / ground floor / rehearsal room	floor tiles and adhesive	vinyl and bitumen	Sample S2	48 square metres	Chrysotile	1	1	0	3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste. Encapsulate adhesive with laytex.	12

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
The Playhouse / external / around the building	drain vent pipe (plastic), rainwater products (plastic), fascia boards (upvc), walls (precast concrete), windows (upvc), doors (timber and composite plastic), footings (concrete on brick)	no asbestos-containing materials were evident				
The Playhouse / external / roof area	roof sheets	asbestos cement		4 Very Low	Non-licensable material. Remove and dispose of as asbestos waste.	10
The Playhouse / ground floor / rehearsal room	ceiling panels (fibreboard (Sample 1) in a metal framework), suspended ceiling (mmmf ceiling tiles laid in a metal framework), walls (fibreboard (Sample 1) and timber boards), windows (upvc), electrics backing board (timber), consumer unit (modern), boards behind wall mounted electric heaters (timber), heaters (Unidare softline) and within cupboards (timber construction)	no asbestos-containing materials were evident				
The Playhouse / ground floor / rehearsal room	ceiling panels and boards covering walls	fibreboard		0 None		11
The Playhouse / ground floor / rehearsal room	floor tiles and adhesive	vinyl and bitumen		3 Very Low	Non-licensable material. Remove and dispose of as asbestos waste. Encapsulate adhesive with laytex.	12

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
The Playhouse / ground floor / washroom and toilet	door (timber), ceiling tiles (mmmf laid in a metal framework), ceiling (fixed plasterboard), walls (hardboard and ceramic tiles/plasterboard), window (upvc), floor (modern lino roll), sanitaryware (modern) and pipe insulation (foam)	no asbestos-containing materials were evident				

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

The Playhouse > external > roof area > roof sheets

Building	The Playhouse	Level	external
Location	roof area	Item	roof sheets
Material	asbestos cement	Extent	50 square metres
			
Strategy / Sample Id	Sample / S3	Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste.		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

The Playhouse > ground floor > rehearsal room > ceiling panels and boards covering walls

Building	The Playhouse	Level	ground floor
Location	rehearsal room	Item	ceiling panels and boards covering walls
Material	fibreboard	Extent	
			
Strategy / Sample Id	Sample / S1	Fibre Type	NADIS

The Playhouse > ground floor > rehearsal room > floor tiles and adhesive

Building	The Playhouse	Level	ground floor
Location	rehearsal room	Item	floor tiles and adhesive
Material	vinyl and bitumen	Extent	48 square metres
			
Strategy / Sample Id	Sample / S2	Fibre Type	Chrysotile
Recommendation	Non-licensable material. Remove and dispose of as asbestos waste. Encapsulate adhesive with laytex.		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Appendices

See following pages...

Limitations and Restrictions

Introduction

For each type of inspection (i.e. Management or Refurbishment/Demolition Survey), Asbestos-Containing Material (ACM) may still remain undiscovered within any given building, or parts thereof. Should ACMs be identified after our involvement has finished, C Wood & Son (Luton) Ltd should be consulted immediately to advise as necessary, in accordance with legislation. We cannot accept liability for any loss or expense incurred if this is not done.

Survey Report

This survey report details the findings of a Refurbishment survey for Asbestos-Containing Materials (ACM). Please refer to HSG 264 Asbestos: The surveyors guide.

This report must be read as a whole, in conjunction with all its elements, as many of the sections relate directly to others.

C Wood & Son (Luton) Ltd cannot accept liability or responsibility for the cost of removal of asbestos or other ACMs, or for any delays etc caused by inappropriate use of this report. Should interpretation be taken without consulting C Wood & Son (Luton) Ltd in the first instance, then no liability will be accepted.

The purpose of this report is to record and document asbestos materials. It should not be used for pricing removal works. A Removals Specification should be created for this purpose. We cannot be held responsible for additional costs arising from a removal contract, which uses this report as a Specification Document. C Wood & Son (Luton) Ltd can produce a Specification Document for pricing, on request.

C Wood & Son (Luton) Ltd cannot accept liability for any delays, cost overruns, claims relating to exposure to asbestos, additional costs or similar, where this report has been utilised for a purpose other than for which originally intended.

Specific Exclusions Relating to Inspection

The findings of this report are limited to those areas accessed at the time of the survey and detailed in this report, as per the instruction from the Client or his representative.

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

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 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 can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

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 the 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, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	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, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg 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 board, 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 delamination 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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Bulk Sample Test Certificates

See following pages...

Sycamore Court
North Leigh Business Park
North Leigh
Oxfordshire OX29 6SW

Tel: 01993 868636
www.asbestoslabs.co.uk



4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J070744

Client	Thermal Insulation Systems Ltd (t/a The Asbestos Man)	Attention	Alan Geddes
Client Address	135 Gardenia Avenue, Luton, Bedfordshire, LU3 2NR		
Site Address	Kimpton Players Playhouse, Hall Lane, Kimpton, Hitchin, SG4 8RD		
Site Ref	AGG 711	No. of Samples	3

Date Received	21/11/2023	Date of Analysis	21/11/2023	Report Issue Date	21/11/2023
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All records, communications and reports pertaining to the analysis are archived for a minimum of five years. The samples analysed are retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS288077	S1	Rehearsal Room	Fibreboard forming ceiling & walk	N.A.D.I.S
BS288078	S2	Rehearsal Room	Vinyl Floor Tile & Adhesive	Chrysotile
BS288079	S3	External	Roof Sheets	Chrysotile

Fibre Type Detected Key

N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; Amosite = Brown Asbestos; Crocidolite = Blue Asbestos; Actinolite, Anthophyllite & Tremolite = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Amanda Hidalgo Bellido
Analyst Signatory	

Approved By	Gina Kendall
Approver Signatory	

ALS14A

Issued by: Quality Manager

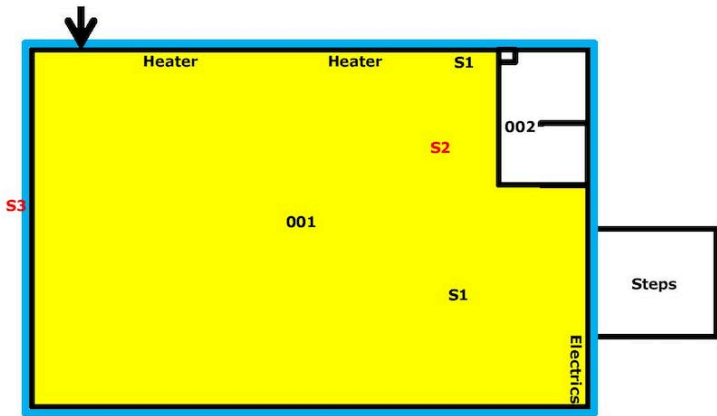
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Issue Date: 12/10/2022

Issue No. 8

Floorplans

See following pages...



Plan Key: (Print in Colour)

- S*** = Positive Sample (ACM)
- S*** = Negative Sample (Non-ACM)
- SP** = Surveyors Opinion (Presumed ACM)
- = Room/area Not accessed within
- = Asbestos Insulation Board
- = Asbestos Lagging or Coating
- = Asbestos Cement
- = Other Asbestos-Containing Materials