



Refurbishment Survey

Survey Reference Number: L-13992

Survey Date: 15 May 2020


Client Specified Areas

The Guildhall
Pike Street
Liskeard
Cornwall
PL14 3JE



Report Authorised by

Name: Hadyn Veale

Signed: 

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Section 1.0: Executive Summary

An Asbestos Refurbishment Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* to client specified areas at The Guildhall.

The Survey was carried out by Allium Environmental Ltd on behalf of Liskeard Town Council on 15 May 2020.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building survey area which could be damaged or disturbed during planned refurbishment activities.

During the survey 7 samples were taken for analysis.

A Refurbishment Survey aims to locate all ACMs within the survey area. There is no requirement to assess the condition or 'Priority' information for management purposes. This is because it is presumed that all ACMs found will be removed as part of the planned refurbishment works. However, should any material remain in situ or if the related works are not undertaken then all ACMs identified should be re-assessed and managed in accordance with the recommended action set out in HSG 264 or CAR 2012. To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled, or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor the condition; the Duty Holder should inform anyone who is liable to disturb the ACMs about their location and condition.

- No asbestos was detected to the areas surveyed

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

Item No.	Building Name	Room No. & Name	Restriction
4	The Guildhall	Ground Floor, 003 - Shop	No access gained within shop due to no keys being available at time of survey.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Jacqui Orange of Liskeard Town Council to undertake an Asbestos Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: The Guildhall.

The site consists of:

- Circa 1700's block built Guild Hall with pitched roof.

The survey was carried out on 15 May 2020 by Hadyn Veale of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Liskeard Town Council is to carry out a Refurbishment Survey to client specified areas within The Guildhall:

- Areas included in the survey:
 - Areas affected by wall and door replacements (doors only, no frames being removed), and associated cupboards and grill lining as agreed on-site within the Guildhall were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - All other areas of The Guildhall were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials (ACMs) are sometimes concealed within the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works. Asbestos Containing Materials (ACMs) may be hidden within the fabric of a building and may not be visible until the building is dismantled; it is therefore recommended that a complete review of the Asbestos register is undertaken before commencement of any works. Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

HSE guidance: HSG 264: Asbestos: the survey guide states it is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself. Therefore in buildings that are occupied, due to be re-occupied or due to extenuating circumstances, following the completion of the survey it may be required to undertake additional inspections or sampling prior to/during proposed refurbishment works to account for all hidden Asbestos Containing Materials (ACMs). Where this is likely a provision may need to be made to allow for a possible revisit, this may include inaccessible areas that will be listed in this report.

- Inaccessible areas encountered during the survey:
 - 4 - Ground Floor, 003 - Shop, No access gained within shop due to no keys being available at time of survey.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - None

Section 2.3: Details

Site Address:

- The Guildhall, Pike Street, Liskeard, Cornwall, PL14 3JE

Client Name & Address:

- Liskeard Town Council, 3-5 West Street, Liskeard, Cornwall, PL14 6BW

Client Contact:

- Jacqui Orange

Survey Start Date:

- 15 May 2020

Survey Completion Date:

- 15 May 2020

Survey Conducted by:

- Hadyn Veale

Assisted by:

- N/A

Report Produced:

- 26 May 2020

Section 2.4: Survey Type

The nature of the survey is a Refurbishment Asbestos Survey as detailed in HSE publication: *HSG 264 Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Refurbishment survey as a fully intrusive survey. A full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. A Refurbishment survey is required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Section 3.0: Survey Method

Allium Environmental Ltd conducts Refurbishment surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. While the survey is fully intrusive, disruptive and non-destructive, it may involve penetrating all parts of the building structure, using aggressive inspection techniques to lift carpets and tiles, break through walls, ceilings cladding and partitions, and open up floors.

A Refurbishment survey uses a combination of visual inspection and bulk sampling to confirm the presence of Asbestos. Any area(s) inaccessible at the time of the survey must be presumed to contain Asbestos, and any inaccessible area(s) must have access restricted, and should be inspected prior to access or the commencement of any works.

Any samples collected during the survey will be analysed in-house to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice* or subcontracted to an approved independent laboratory, which is also UKAS accredited to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice*. Where applicable and where samples are sub-contracted this will be clearly displayed on the bulk sample test report and within the survey report. Completed Fibre Identification Report for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual samples unique identification number, have been applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

An item record is completed for each suspect sample taken; for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs); for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey; and non-accessed items of (electrical) equipment and plant).

Each item record contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility can be taken for any misinterpretation of this report by third parties.

A limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

The survey is limited to those areas accessed at the time of the survey.

We have not reported on concealed spaces, which may exist within the fabric of the building, and where the extent and presence of these is not evident, due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Due to the nature and variety of Asbestos used in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where refurbishment is to follow a refurbishment Survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative 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 / 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 0.1 μm . These may not be visible by the optical microscopy method described in HSE guidance publication HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board, potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation, and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

Chrysotile (White Asbestos)

Crocidolite (Blue Asbestos)

Fibrous Grunerite - commonly known as *Amosite* (Brown Asbestos)

Fibrous Tremolite

Fibrous Anthophyllite

Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s). Any material, substance or product that contains or has been made with Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

Section 5.1: Material Assessment Score Algorithm & Risk rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (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 board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment	0	Composite materials containing Asbestos: Reinforced Plastic, 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 (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in the vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Remove - This material requires removal. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

No Access/Exercise Caution - Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area.

Room/Area Name & No: 001 - Store

Floor: Ground Floor

Building: The Guildhall


Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Insulating Board Panel, Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete, Modern Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	Rear of DVD store. D0/4. Door inspected only.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	3	Product Type (A)	N/A
Sample No	13992/HV/003	Condition (B)	N/A
Description	Insulating Board Panel - Doors	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	2m ²	Identification	NAD
Recommendation	No Action		
Comments	Paper/card type material to back of door.		



Room/Area Name & No: 002 - Corridor

Floor: Ground Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete, Quarry Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	Rear of Beddoe's fruit & veg. Rear of Pengelley's. Rear of treatment room. Rear of DVD store. Beddoe's cold store. D0/1. D0/2. D0/3. D0/4. D0/5. Doors inspected only to all areas and wall replacement to Beddoe's. Physiotherapists door added to inspection list but no access within shop possible at time of survey.

No suspect ACMs were identified within 002 Corridor

Room/Area Name & No: 003 - Shop

Floor: Ground Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	N/A	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	N/A	Other	No Access Gained
Under Floor Ducts	N/A	Comments	Door only. Physiotherapists.

Positive Survey Findings - None Identified

No Access Areas

Reference	4	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Internals	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access gained within shop due to no keys being available at time of survey.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 004 - Shop

Floor: Ground Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete, Quarry Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	Rear of Pengelley's Fish shop. D0/2. Door inspected only.

No suspect ACMs were identified within 004 Shop

Room/Area Name & No: 005 - Shop

Floor: Ground Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete, Quarry Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	Rear of Beddoe's fruit & veg. D0/1. Door inspected only.

No suspect ACMs were identified within 005 Shop

Room/Area Name & No: 006 - Cold Store

Floor: Ground Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete, Modern Floor Sheets	Other	N/A
Under Floor Ducts	N/A	Comments	Beddoe's cold store. D0/5. Door inspected only.

No suspect ACMs were identified within 006 Cold Store

Room/Area Name & No: 007 - Store

Floor: Ground Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete, Modern Floor Sheets	Other	N/A
Under Floor Ducts	N/A	Comments	Rear of treatment room, next to cold store. D0/3. Door inspected only.

No suspect ACMs were identified within 007 Store

Room/Area Name & No: 008 - Corridor

Floor: Ground Floor


Building: The Guildhall


Room Construction / Description			
Ceiling	Insulating Board Panel	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Cement Panel, Insulating Board Panel	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	Concrete
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	North stair East inner door. D1/2. Door and affected wall inspected only.

Positive Survey Findings - None Identified


No Access Areas - None Identified

Negative Survey Findings

Reference	6	Product Type (A)	N/A	
Sample No	13992/HV/004	Condition (B)	N/A	
Description	Insulating Board Panel - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	3.5m²	Identification	NAD	
Recommendation	No Action			
Comments	Running down ceiling to lower level. Extent for area affected only.			

Reference	7	Product Type (A)	N/A	
Sample No	13992/HV/005	Condition (B)	N/A	
Description	Insulating Board Panel - Walls	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	3m²	Identification	NAD	
Recommendation	No Action			
Comments	To various areas on either side of door, to stairwell wall also lower down.			

Reference	8	Product Type (A)	N/A
Sample No	13992/HV/006	Condition (B)	N/A
Description	Cement Panel - Walls	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	5m ²	Identification	NAD
Recommendation	No Action		
Comments	Large and small panel to dividing wall and also small panel low down to side of door.		



Room/Area Name & No: 009 - Stairwell

Floor: Ground Floor

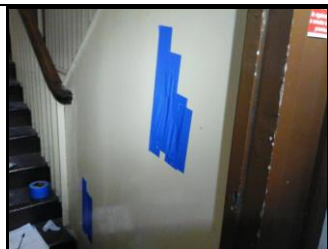
Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Cement Panel, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	North stair West inner door. D1/1. Door and affected wall inspected only. Timber panels above and to the side of high level window above door.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	9	Product Type (A)	N/A	
Sample No	Visually Similar to 13992/HV/006	Condition (B)	N/A	
Description	Cement Panel - Walls	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	4m ²	Identification	NAD	
Recommendation	No Action			
Comments	Behind timber panel, this is the other side of same panel mentioned within 008 Corridor.			

Room/Area Name & No: 010 - Entrance Lobby

Floor: Ground Floor

Building: The Guildhall


Room Construction / Description			
Ceiling	Lath and Plaster	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber, Putty	Staircases	Timber
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	North stair East & West inner door. D1/1 & D1/2. Doors and affected walls inspected only. Timber panels above and to the side of high level window above door.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	10	Product Type (A)	N/A
Sample No	13992/HV/007	Condition (B)	N/A
Description	Putty - Windows/Sills	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	2lm	Identification	NAD
Recommendation	No Action		
Comments	To high level widow above door.		



Room/Area Name & No: 201 - Office

Floor: Second Floor

Building: The Guildhall


Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Insulating Board Panel, Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	Studio winter north stair. Architects Office. D2/2. Door inspected only. Modern Intumescent strips to door.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	1	Product Type (A)	N/A
Sample No	13992/HV/001	Condition (B)	N/A
Description	Insulating Board Panel - Doors	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	2m ²	Identification	NAD
Recommendation	No Action		
Comments	To infill panels x6 to one side of door.		

A photograph of a yellow door with a fire extinguisher and a clock on the wall. The door has a sign with a red 'X' and a blue square. The fire extinguisher is red and black. The clock is round and white.

Room/Area Name & No: 202 - Stairwell

Floor: Second Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	Lath and Plaster	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	N/A	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	Timber
Floor	N/A	Other	N/A
Under Floor Ducts	N/A	Comments	South Stairs. D2/8. Area affected by metal grill inspected only.

No suspect ACMs were identified within 202 Stairwell

Room/Area Name & No: 203 - Landing

Floor: Second Floor

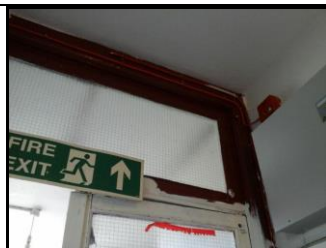
Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber, Putty	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	Top of south stairs. D2/7. Double doors and window inspected only.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	2	Product Type (A)	N/A	
Sample No	13992/HV/002	Condition (B)	N/A	
Description	Putty - Windows/Sills	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	3lm	Identification	NAD	
Recommendation	No Action			
Comments	To window above double doors.			

Room/Area Name & No: 204 - Stairwell

Floor: Second Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	Lath and Plaster	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Lath and Plaster	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	Top of south stairs. D2/7 & D2/8. Double doors, window and metal grill area inspected only.

No suspect ACMs were identified within 204 Stairwell

Room/Area Name & No: 205 - Gym

Floor: Second Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	Gym north west door. D2/5. Door inspected only. Modern intumescent strips to door.

No suspect ACMs were identified within 205 Gym

Room/Area Name & No: 206 - Landing

Floor: Second Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	West stair top inner door. D2/6. Door inspected only. Modern intumescent strips to door.

No suspect ACMs were identified within 206 Landing

Room/Area Name & No: 207 - Hall & Cupboard

Floor: Second Floor

Building: The Guildhall

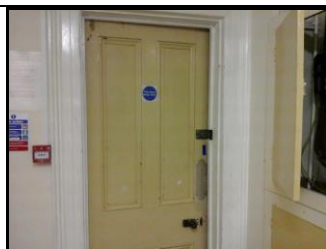
Room Construction / Description			
Ceiling	Lath and Plaster	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Lath and Plaster	Pipework	N/A
Doors	Insulating Board Panel, Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Carpet, Timber, Modern Floor Sheets	Other	N/A
Under Floor Ducts	N/A	Comments	Mid north stair south door. Electricity meter cupboard. Gym north west door. West stair top inner door. D2/3, D2/4, D2/5, D2/6. Doors and electrical cupboard inspected only. Modern Intumescent strips to door. Non-suspect hessian backed vinyl flooring within electrical cupboard.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	5	Product Type (A)	N/A
Sample No	Visually Similar to 13992/HV/001	Condition (B)	N/A
Description	Insulating Board Panel - Doors	Surface Treatment (C)	N/A
Accessibility	Medium	Asbestos Type (D)	N/A
Risk Rating	N/A	Material Score (A+B+C+D)	N/A
Extent	2m ²	Identification	NAD
Recommendation	No Action		
Comments	To infill panels x4 to one side of door.		



Room/Area Name & No: 208 - Landing & Cupboard

Floor: Second Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	Mid north stair utilities cupboard. Studio winter north stair (Architects Office). Mid north stair south door. D2/1, D2/2. D2/3. Modern Intumescent strips to door. Doors and also area affected by new fire rated ceiling within cupboard inspected only.

No suspect ACMs were identified within 208 Landing & Cupboard

Room/Area Name & No: 301 - Store

Floor: Third Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	Balcony store room. D3/1. Door inspected only.

No suspect ACMs were identified within 301 Store






Room/Area Name & No: 302 - Balcony

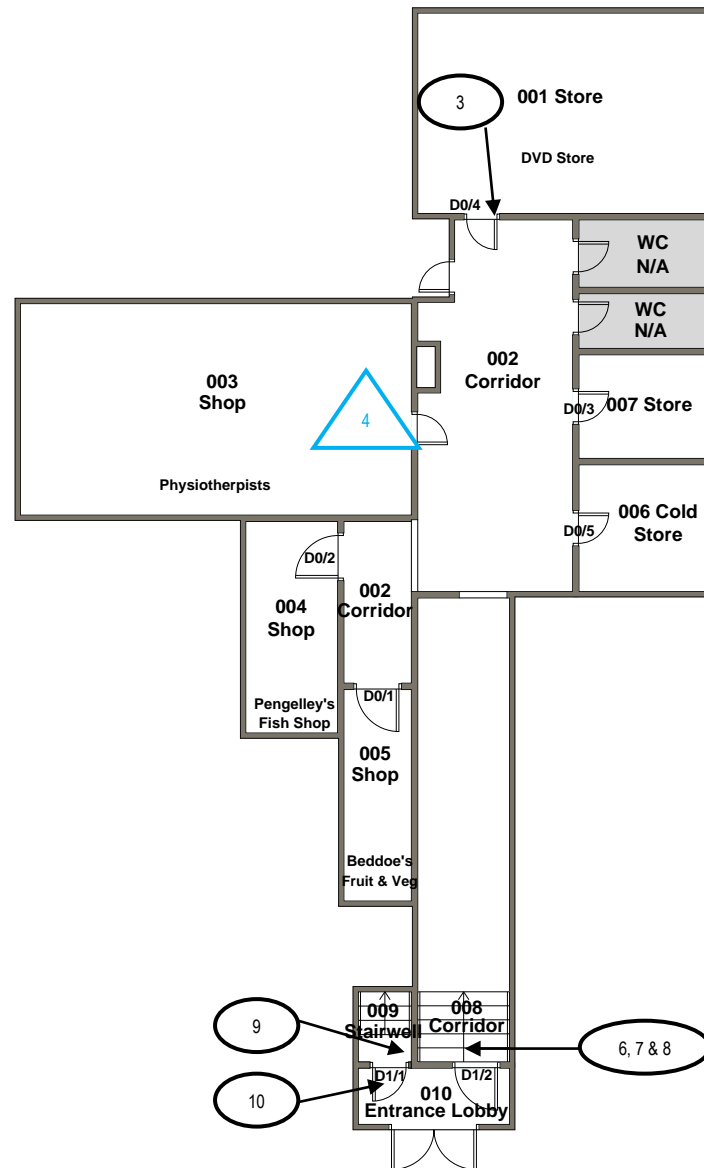
Floor: Third Floor

Building: The Guildhall

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	D3/1. Door inspected only.

No suspect ACMs were identified within 302 Balcony

	
Site:	The Guildhall Pike Street Liskeard Cornwall PL14 3JE
Building:	Circa 1700's block built Guild Hall with pitched roof.
Floor Level / Area:	Ground Floor
Ref No & Plan No:	L-13992 Page 1 of 3
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	
Please note: Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.	







- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

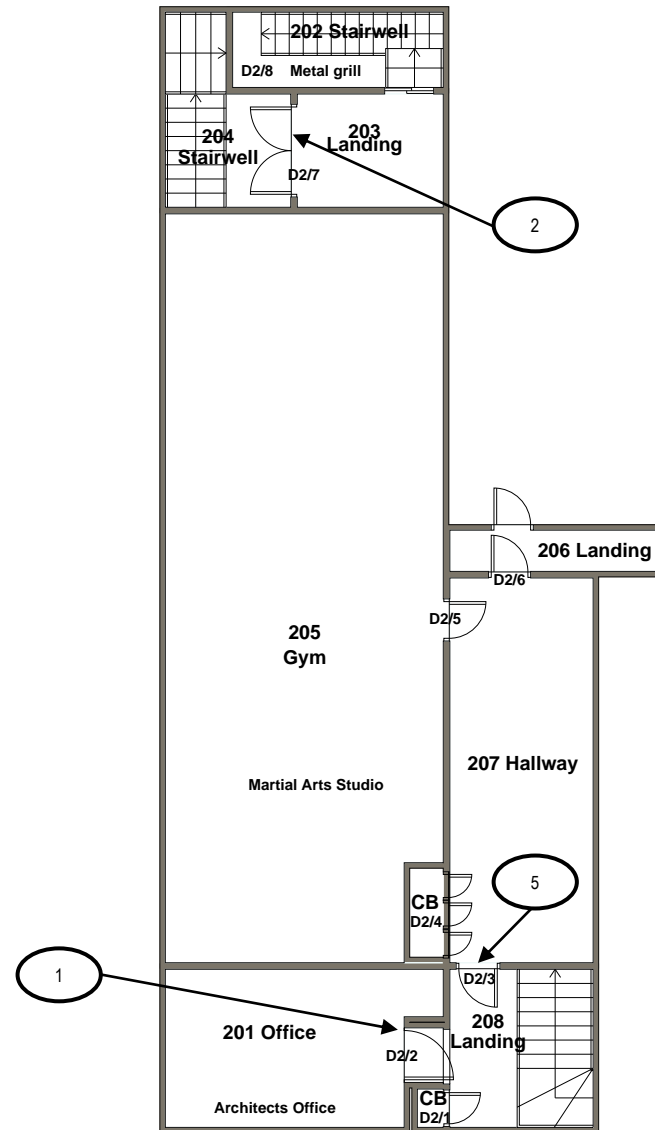


Site:	The Guildhall Pike Street Liskeard Cornwall PL14 3JE
Building:	Circa 1700's block built Guild Hall with pitched roof.
Floor Level / Area:	Second Floor
Ref No & Plan No:	L-13992 Page 2 of 3






KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

Please note:
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- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

	
Site:	The Guildhall Pike Street Liskeard Cornwall PL14 3JE
Building:	Circa 1700's block built Guild Hall with pitched roof.
Floor Level / Area:	Third Floor
Ref No & Plan No:	L-13992 Page 3 of 3
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	
Please note: Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.	

301 Store

302 Balcony

D3/1

• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

Appendix 2: Certificate of Bulk Sample Analysis



6093

Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro, TR3 6EH
Tel: 01872 276375
Email: enquiries@allium.uk.net Web: www.allium.uk.net



BULK ANALYSIS TEST REPORT

Report Number:	L-13992	Issue No:	1	Date Reported:	26/05/20	Page 1 of 2
Comments:						
Client:	Liskeard Town Council					
Client Address:	Liskeard Town Council, 3-5 West Street, Liskeard, Cornwall, PL14 6BW					
Site Address/Location:	The Guildhall, Pike Street, Liskeard, Cornwall, PL14 3JE					
Date Sampled:	15/05/20	Sampled By:	Hadyn Veale			
Date Samples Received:	19/05/20	Client Order No.:	3758	No. of Samples:	7	
Date Analysed:	20/05/20	Analysed by:	Gary Lowe			

Analysis of samples was carried out in accordance with the documented 'in-house' procedures and methods based upon HSE Guidance Document HSG 248 Appendix 2. Comments, opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

ANALYSIS RESULTS

Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
001		Insulating Board	Second Floor, 201 Office, Internal/Doors - Insulating Board Panel	No Asbestos Detected
002		Putty	Second Floor, 203 Landing, Internal/Windows/Sills - Putty	No Asbestos Detected
003		Insulating Board	Ground Floor, 001 Store, Internal/Doors - Insulating Board Panel	No Asbestos Detected
004		Insulating Board	Ground Floor, 008 Corridor, Internal/Ceiling - Insulating Board Panel	No Asbestos Detected
005		Insulating Board	Ground Floor, 008 Corridor, Internal/Walls - Insulating Board Panel	No Asbestos Detected
006		Cement	Ground Floor, 008 Corridor, Internal/Walls - Cement Panel	No Asbestos Detected
007		Putty	Ground Floor, 010 Entrance Lobby, Internal/Windows/Sills - Putty	No Asbestos Detected



- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone.
- Where samples have not been taken by Allium Environmental Ltd the results apply to the sample as received, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, for the acts or omissions of others, or the use of these results in subsequent reports.
- Samples marked \$ in this report have been subcontracted to a UKAS accredited laboratory.
- Quantification of the amount of asbestos is not permitted, if 1 or 2 fibres are observed and identified as asbestos, the term 'trace asbestos identified' will be reported.
- Sample(s) were examined for the presence of 6 types of asbestos fibres: Crocidolite (blue), Amosite (brown), Chrysotile (white), Anthophyllite, Actinolite and Tremolite.
- Where samples have been taken by Allium Environmental Ltd this has been to the in-house surveying/sampling procedure AL003, a copy of which is available on request.



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Additional Comments:	Analyst:	Gary Lowe
	Analysts Signature:	
	Approved by:	Hadyn Veale
	Authorised Signature:	
E N D O F R E P O R T		