

Asbestos Demolition Survey



J000766
Issue: 1
Surveyor: Paul Greenan



Buncrana Leisure Centre, Co Donegal

Contents:

1.0	Survey Details
2.0	Report Details
3.0	Report History
4.0	Executive Summary
5.0	General Survey Information
6.0	Sample / Material Summary
7.0	Annotated Site Plans
8.0	Asbestos Register: POSITIVE Samples
9.0	Recommendations
10.0	Materials Register: NEGATIVE Samples
11.0	Observations
12.0	Risk Assessment
13.0	Survey Restrictions
14.0	Legal Requirements
15.0	Post Survey Support
Appendix I	Sample Analysis Certificate
Appendix II	Additional Photographs
Appendix III	Site Log
Glossary	

4.0 Executive Summary

Summary of Asbestos Occurrence

Location	Material Description	Classification	Recommended Action	Priority
No asbestos found during the course of the survey.				

Areas of No Access

The table below details specific areas where access by our survey team was either not possible or restricted at the time of the inspection. In each case, the reasons for the restriction have been stated and these areas should be inspected prior to the commencement of works.

Location Reference	Level	Reason for Restricted Access
All areas were accessed.		

5.0 General Survey Information

This report details the findings of an asbestos demolition survey commissioned to identify, as far as reasonably practicable, the presence and extent of any asbestos containing materials (ACMs). A demolition survey requires a destructive method of sampling to enable the identification of ACMs that are not readily accessible during a management survey. The survey was undertaken in accordance with guidance contained within Health and Safety Executive (HSE) document HSG264 Asbestos: The Survey Guide as well as in-house methodology detailed in SOP-2 and is intended to underpin a strategy for compliance with The Control of Asbestos Regulations (CAR2012).

Scope of Works

Provision of an asbestos demolition survey to Buncrana Leisure Centre Site to locate and describe, as far as reasonably practicable, all asbestos containing materials within the building prior to the commencement of demolition works.

Areas Inspected Include

Boiler Room, Disabled Toilet 01, Disabled Toilet 02, Entrance Lobby, Female Changing Room, General External, Gym, Kitchen, Ladies Toilet, Large Room, Large Room 02, Male Changing Room, Male Changing Room 02, Male Toilets, Office 01, Office 02, Office 03, Rear Hallway, Rear Office, Rear Stairwell, Reception, Sauna & Steam Room, Stairs and Landing, Store Room 01, Store Room 02, Store Room 03, Store Room 04, Store Room 05, Store Room 06, Store Room 07, Swimming Pool, Swimming Pool Office

Specific Exclusions

None.

Property Details:

Property is a two storey multi-room dwelling, split into various offices, changing rooms and a pool. The dwelling was formerly Buncrana Leisure Centre and is currently unoccupied.

Internal Elements	
Roof Void/s	MMMF to pipework
Ceilings	Suspended ceiling tiles with cladding above
Partition Walls	Solid blockwork
Floors	Solid with various coverings
Heating	Modern heating system
Electrical	Modern electrics
External Elements	
Roof	Pitched roof with cladding
Walls	Solid blockwork
Rainwater Goods	uPVC

6.0 Sample / Material Summary

Item No.	Plan Ref.	Area	Level	Component	Sample ID	Composition	Classification	Action	Quantity	Removal Classification
Buncrana Leisure Centre, Donegal										
1	G01	Entrance Lobby	0	Cream vinyl floor tiles	CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2	G01	Entrance Lobby	0	Orange vinyl floor tiles	CF000806	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3	G03	Ladies Toilet	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4	G03	Ladies Toilet	0	Brown vinyl floor tiles	CF000807	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5	G04	Store Room 01	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6	G05	Boiler Room	0	Loose cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
7	G06	Reception	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
8	G07	Office 01	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
9	G11	Kitchen	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
10	G11	Kitchen	0	Orange vinyl floor tiles	As per CF000806	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
11	101	Stairs and Landing	1	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
12	101	Stairs and Landing	1	Orange vinyl floor tiles	As per CF000806	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Item No.	Plan Ref.	Area	Level	Component	Sample ID	Composition	Classification	Action	Quantity	Removal Classification
13	G22	Rear Stairwell	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
14	G22	Rear Stairwell	0	Orange vinyl floor tiles	As per CF000806	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
15	G23	Rear Office	0	Cream vinyl floor tiles	As per CF000805	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable
16	G23	Rear Office	0	Orange vinyl floor tiles	As per CF000806	NADIS	Not Applicable	Not Applicable	Not Applicable	Not Applicable

KEY PLAN TRAFFIC LIGHT SYSTEM	
●	INDICATES A MATERIAL TESTED AND CONFIRMED TO BE NON-ASBESTOS
●	INDICATES A MATERIAL HAS NOT BEEN TESTED AND IS PRESUMED TO CONTAIN ASBESTOS
●	INDICATES A MATERIAL HAS NOT BEEN TESTED AND IS STRONGLY PRESUMED TO CONTAIN ASBESTOS
●	INDICATES A MATERIAL TESTED AND CONFIRMED TO BE ASBESTOS
●	INDICATES A MATERIAL TESTED AND CONFIRMED TO BE ASBESTOS HAS BEEN REMOVED








Sample Materials:
 Job No: J000766 - 9496/23
 Bulk ID: 676998

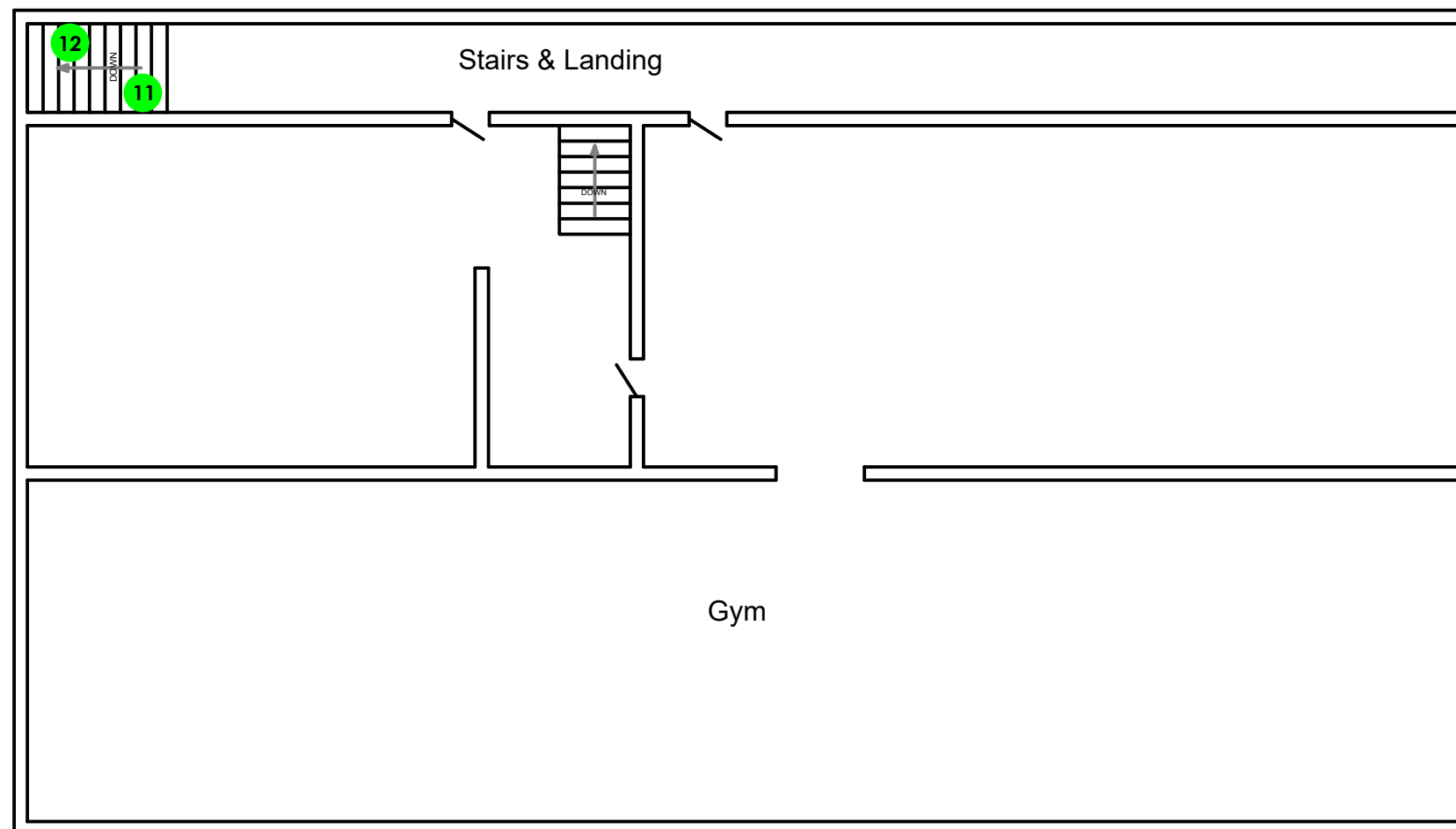
- Item No. 1 - CF000805 - Entrance Lobby - Cream vinyl floor tiles
No asbestos detected
- Item No. 2 - CF000806 - Entrance Lobby - Orange vinyl floor tiles
No asbestos detected
- Item No. 3 - as per CF000805 - Ladies Toilet - Cream vinyl floor tiles
No asbestos detected
- Item No. 4 - CF000807 - Ladies Toilet - Brown vinyl floor tiles
No asbestos detected
- Item No. 5 - as per CF000805 - Store 01 - Cream vinyl floor tiles
No asbestos detected
- Item No. 6 - as per CF000805 - Boiler Room - Cream vinyl floor tiles
No asbestos detected
- Item No. 7 - as per CF000805 - Reception - Cream vinyl floor tiles
No asbestos detected
- Item No. 8 - as per CF000805 - Office 01 - Cream vinyl floor tiles
No asbestos detected
- Item No. 9 - as per CF000805 - Kitchen - Cream vinyl floor tiles
No asbestos detected
- Item No. 10 - as per CF000806 - Kitchen - Orange vinyl floor tiles
No asbestos detected
- Item No. 13 - as per CF000805 - Rear Stairs - Cream vinyl floor tiles
No asbestos detected
- Item No. 14 - as per CF000806 - Rear Stairs - Orange vinyl floor tiles
No asbestos detected
- Item No. 15 - as per CF000805 - Rear Office - Cream vinyl floor tiles
No asbestos detected
- Item No. 16 - as per CF000806 - Rear Office - Orange vinyl floor tiles
No asbestos detected



Stephens House, Unit 4A, Locksley Business Park
 39 Montgomery Road, Belfast BT6 9UP
 Tele: (028) 9066 3123 Fax: (028) 9066 4973 Email: info@whstephens.com

Last added: J000766 - 9496/23	Drawn By: LP	Checked By: GK	Date: 07/06/2023
Title: Demolition Survey of Buncrana Leisure Centre Ardaravan Donegal Ground Floor			
Asbestos Key Plan			
Drawing Number: 9496/23/001	Scale: NTS@A3		

KEY PLAN TRAFFIC LIGHT SYSTEM	
	INDICATES A MATERIAL TESTED AND CONFIRMED TO BE NON-ASBESTOS
	INDICATES A MATERIAL HAS NOT BEEN TESTED AND IS PRESUMED TO CONTAIN ASBESTOS
	INDICATES A MATERIAL HAS NOT BEEN TESTED AND IS STRONGLY PRESUMED TO CONTAIN ASBESTOS
	INDICATES A MATERIAL TESTED AND CONFIRMED TO BE ASBESTOS
	INDICATES A MATERIAL TESTED AND CONFIRMED TO BE ASBESTOS HAS BEEN REMOVED



Sample Materials:
 Job No: J000766 - 9496/23
 Bulk ID: 676998

Item No. 11 - as per CF000805 - Stairs and Landing - Cream vinyl floor tiles
No asbestos detected

Item No. 12 - as per CF000806 - Stairs and Landing - Orange vinyl floor tiles
No asbestos detected



Stephens House, Unit 4A, Locksley Business Park
 39 Montgomery Road, Belfast BT6 9UP
 Tele: (028) 9066 3123 Fax: (028) 9066 4973 Email: info@whstephens.com

Last added: J000766 - 9496/23	Drawn By: LP	Checked By: GK	Date: 07/06/2023
Title:			Demolition Survey of Buncrana Leisure Centre Ardaravan Donegal First Floor
Drawing Number:			9496/23/002
Scale:			NTS@A3
Asbestos Key Plan			

8.0 Asbestos Register: POSITIVE Samples Only

No Positive Samples were found.

9.0 Recommendations

It is recommended that the information provided within this report is used as the basis for the implementation of an Asbestos Management Plan. A management plan should be developed by the dutyholder to ensure adequate controls are implemented to minimise the health risks from asbestos so far as reasonably practicable.

No asbestos found during the course of the survey.

Management

If ACMs or presumed ACMs that are in good condition are to be left in place, this information should be recorded on the register of asbestos locations and the information kept up to date. Everyone who needs to know about the asbestos e.g., maintenance workers, contractors, and occupants, should be told about its presence in sufficient detail. People who simply occupy the premises only need to be informed, where necessary, of the location of the ACMs, so that the ACM will not be disturbed during normal occupational activities. Occupants should be instructed not to do anything which could damage or disturb the ACMs and to report any accidental damage or disturbance promptly. ACMs can be labelled clearly with an asbestos warning sign. If labelling is not used, the dutyholder must make sure that those who might work on the material know that it contains or may contain asbestos before they start work.

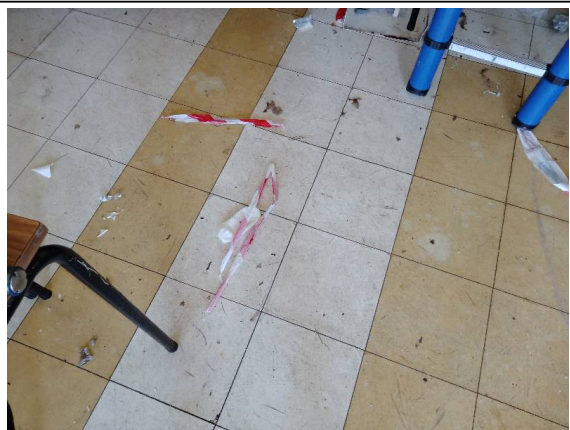
Repair


Some damaged ACMs can be made safe by repairing them and either sealing or enclosing them to prevent further damage. If this can be done safely, the dutyholder should ensure the area is marked after it has been repaired and make sure it is on the register of asbestos locations.


Removal

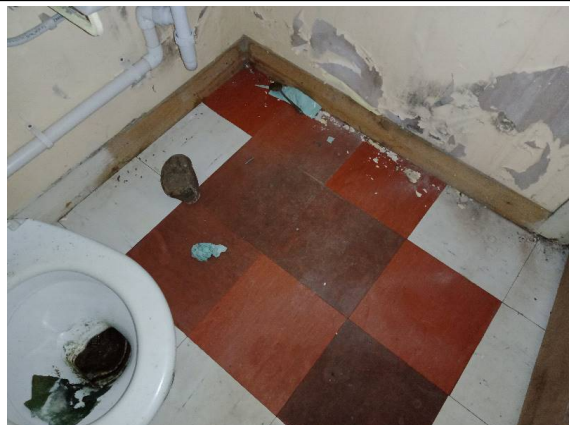
If ACMs are likely to be disturbed during routine maintenance work or daily use of the building, they will release fibres. If they cannot be easily protected, the dutyholder should have them removed. This work must be carried out by someone trained and competent to carry out licensable work, notifiable non-licensed work (NNLW), or non-licensable work, as appropriate.

10.0 Materials Register: NEGATIVE Samples Only

	Item ID	CF000805
	Sample Location	Entrance Lobby
	Component	Cream vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000806
	Sample Location	Entrance Lobby
	Component	Orange vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000805
	Sample Location	Ladies Toilet
	Component	Cream vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

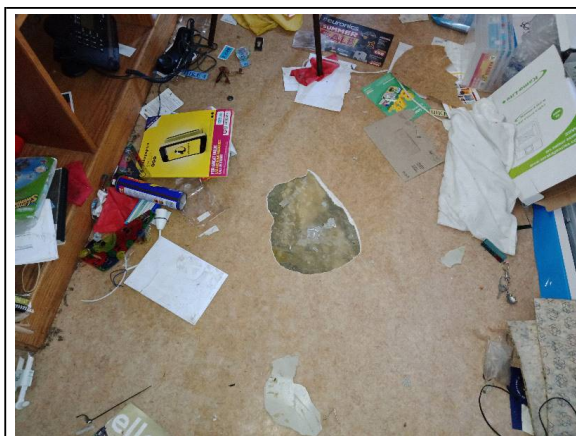
	Item ID	CF000807
	Sample Location	Ladies Toilet
	Component	Brown vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS



Item ID	CF000805
Sample Location	Store Room 01
Component	Cream vinyl floor tiles
Level of Identification	Sample
Composition	NADIS




Item ID	CF000805
Sample Location	Boiler Room
Component	Loose cream vinyl floor tiles
Level of Identification	Sample
Composition	NADIS





Item ID	CF000805
Sample Location	Reception
Component	Cream vinyl floor tiles
Level of Identification	Sample
Composition	NADIS

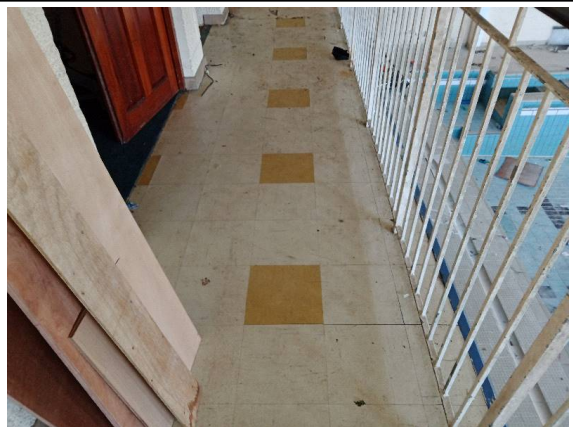


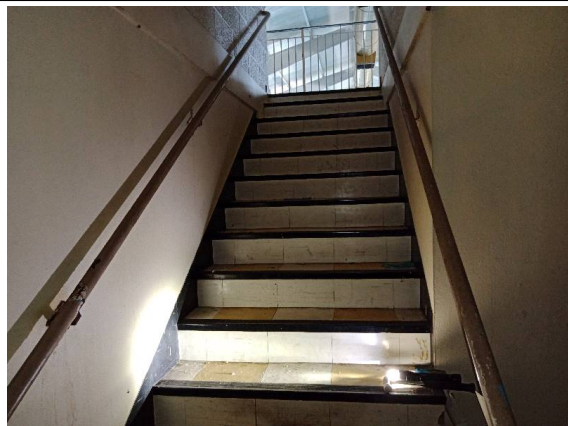
Item ID	CF000805
Sample Location	Office 01
Component	Cream vinyl floor tiles
Level of Identification	Sample
Composition	NADIS


	Item ID	CF000805
	Sample Location	Kitchen
	Component	Cream vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS


	Item ID	CF000806
	Sample Location	Kitchen
	Component	Orange vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

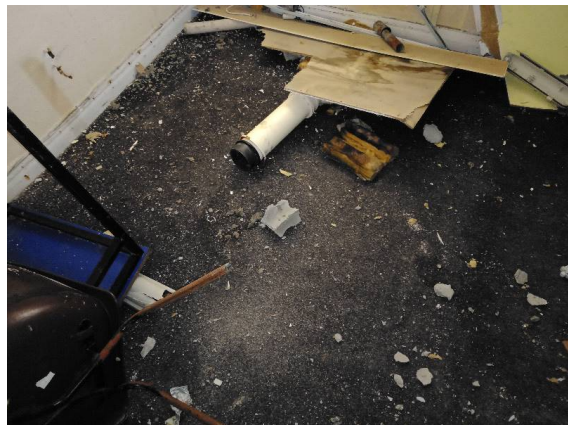
	Item ID	CF000805
	Sample Location	Stairs and Landing
	Component	Cream vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000806
	Sample Location	Stairs and Landing
	Component	Orange vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000805
	Sample Location	Rear Stairwell
	Component	Cream vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000806
	Sample Location	Rear Stairwell
	Component	Orange vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000805
	Sample Location	Rear Office
	Component	Cream vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

	Item ID	CF000806
	Sample Location	Rear Office
	Component	Orange vinyl floor tiles
	Level of Identification	Sample
	Composition	NADIS

11.0 Observations

Area ID	Area Reference	Level	Observations			
			Ceilings	Walls	Floors	Notes/ Comments
G	Entrance Lobby	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Male Toilets	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No suspect materials
G	Ladies Toilet	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Store Room 01	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Boiler Room	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Reception	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Office 01	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Office 02	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Large Room	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below timber flooring	No other suspect materials
G	Male Changing Room	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete with ceramic tiles	No suspect materials, MMMF insulation to pipework.
G	Kitchen	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Female Changing Room	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete with ceramic tiles	No suspect materials, MMMF insulation to pipework.

Area ID	Area Reference	Level	Observations			
			Ceilings	Walls	Floors	Notes/ Comments
G	Large Room 02	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below timber flooring	No other suspect materials
G	Store Room 02	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below carpet	No other suspect materials
G	Swimming Pool Office	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
G	Disabled Toilet 01	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
G	Disabled Toilet 02	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
G	Store Room 03	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
G	Sauna & Steam Room	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
G	Swimming Pool	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
G	Store Room 04	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete below ceramic tiles	No other suspect materials
1	Stairs and Landing	1	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
1	Gym	1	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet.	No suspect materials
G	Rear Stairwell	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials

Area ID	Area Reference	Level	Observations			
			Ceilings	Walls	Floors	Notes/ Comments
G	Rear Office	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Rear Hallway	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete with ceramic tiles	No suspect materials, MMMF insulation to pipework.
G	Male Changing Room 02	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete with ceramic tiles	No suspect materials, MMMF insulation to pipework.
G	Female Changing Room	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete with ceramic tiles	No suspect materials, MMMF insulation to pipework.
G	Store Room 05	0	Solid Concrete	Solid Blockwork	Solid Concrete	No other suspect materials
G	Office 03	0	Solid Concrete,Suspended Ceiling Tiles,Plasterboard	Solid Blockwork,Plasterboard	Solid Concrete,Carpet,Vinyl Floor Tiles	No other suspect materials
G	Store Room 06	0	Solid Concrete	Solid Blockwork	Solid Concrete	No other suspect materials
G	Store Room 07	0	Solid Concrete	Solid Blockwork	Solid Concrete	No other suspect materials
E	General External	Ext	Not Applicable	Not Applicable	Not Applicable	PVC cladding to roof, uPVC rainwater good, metal cladding to soffit and fascia boards, no suspect materials

12.0 Risk Assessment

This report incorporates a materials assessment as well as a priority assessment. Whilst WH Stephens as a construction consultancy are experienced at providing priority assessments, these are not covered by our UKAS accreditation.

During the survey, the level of risk is assessed for each ACM occurrence. The material assessment utilises an algorithm where numerical values are assigned to each of the following criteria to provide a quantitative risk assessment:

- | Product type
- | Extent of damage and/or deterioration
- | Surface Treatment
- | Asbestos Type

The material assessment identifies the high hazard materials, i.e., those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the priority for remedial action. Priority must be determined by conducting a priority risk assessment which will consider factors such as:

- | Location of the material
- | Extent of the material
- | Use to which the location is put
- | Occupancy of the area
- | Activities carried out in the area
- | Likelihood/frequency with which maintenance activities are likely to take place

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process, by obtaining information which will contribute to the priority assessment, particularly in small or simple premises where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the dutyholder, under CAR 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises.

The combined material and priority assessment results should be used to establish the priority for those ACMs needing remedial action and the type of action that will be taken. There are various remedial options available: in many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired. These options should be considered first. Where such actions are not practical, ACMs should be removed.

13.0 Survey Restrictions

Information on the location of all ACMs as far as reasonably practicable is crucial to the risk assessment and development of an asbestos management plan. Whilst every effort has been made to identify all ACMs during the course of the survey there is a possibility that some ACMs may remain unidentified in sealed locations. Features that generally fall outside the scope of a survey include:

Areas behind or above suspected ACMs:

- | Within confined spaces where reasonable access is unavailable
- | Within live plant or electrical apparatus (including lifts)
- | Within floor voids and underground ducts where reasonable access is unavailable
- | Within solid concrete floors and screeds where asbestos shuttering may have been used
- | Within concealed pipe runs, riser ducts, and structural casings where no inspection hatch is present
- | Beneath lagging or cladding of live pipes where a burn hazard may be present
- | Areas above 3.0m in height where access is not achievable by normal means
- | Areas that are considered to present a significant health and safety risk

Where access has been restricted due to health and safety concerns these areas are detailed within the report. The client will then be notified via email and recommendations given for the most appropriate means of investigation.

Inspection of live plant or electrical apparatus including lifts requires attendance on site by the relevant contractor, appointed by the client, to oversee safe access to the item/ area whilst sampling suspect materials. If this is not possible at the time of the survey, these items will be omitted and 'no access' recorded within the survey report.

If any restrictions are to be imposed on the scope or extent of the survey, these items must be agreed between WH Stephens and the client prior to the commencement of works so that they can be clearly documented within the report.

If during the survey the surveyor is unable to access any location or area for any reason, the dutyholder will be informed as soon as possible and arrangements made for later access. If access is not possible the report will identify these areas and the reason for no access.

A strategy of using representative samples of suspect materials has been used to reduce the number of samples taken to a practical level and to keep to a minimum the disturbance of potential ACMs on site. In accordance with CAR2012 it must be assumed that materials visually assessed as ACMs contain amphibole asbestos fibres (i.e., Amosite and Crocidolite) unless sampled to prove otherwise.

14.0 Legal Requirements

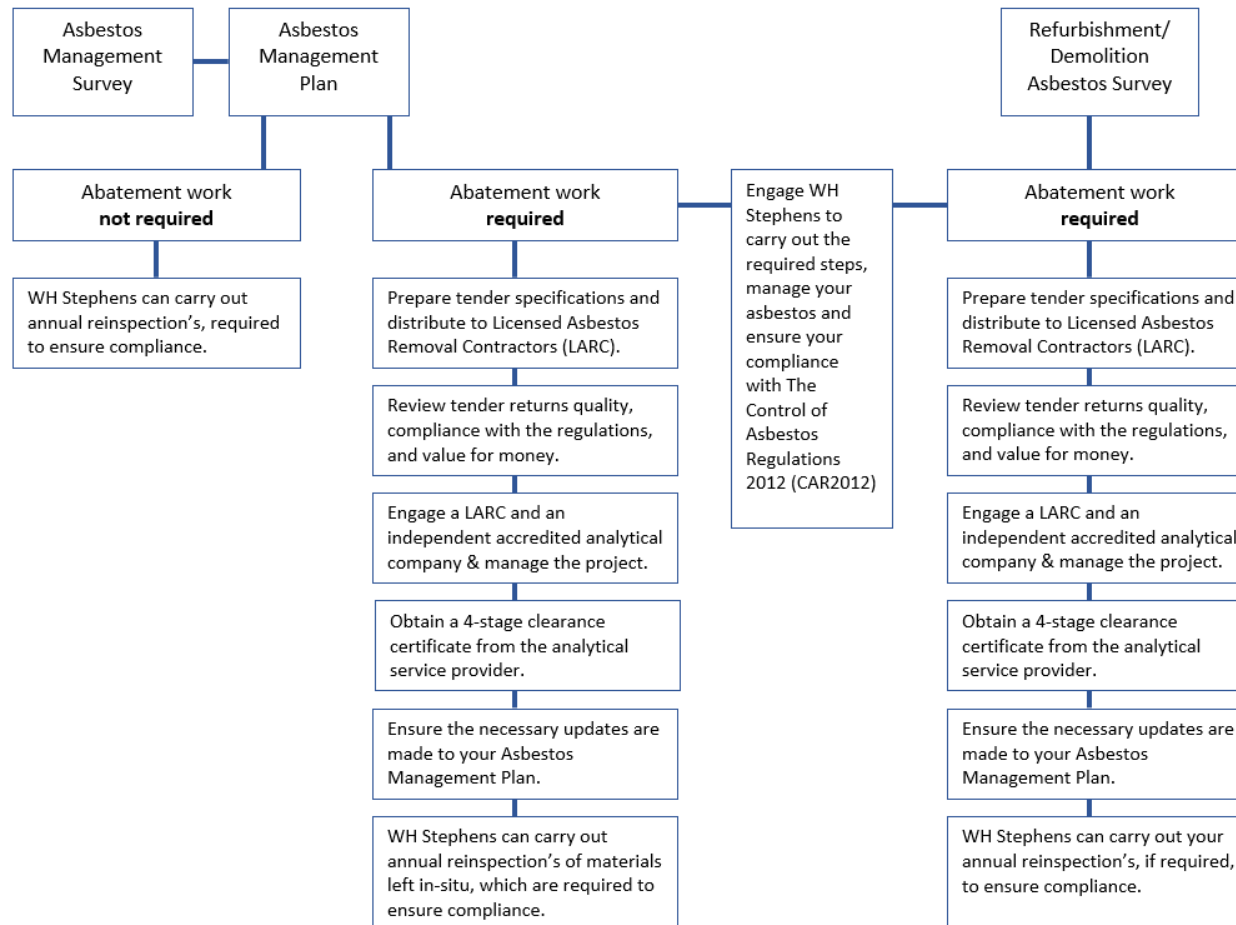
The Control of Asbestos Regulations (CAR2012), provides a legal framework for the general management of asbestos risk. Regulation 4 covers the duty to manage asbestos in non-domestic premises and requires dutyholders to identify the location and condition of asbestos in non-domestic premises (communal areas of domestic premises are regarded as non-domestic under Regulation 4) and to manage the risk to prevent harm to anyone who works in the building or to buildings occupants.

The regulation also explains what is required of people who have a duty to co-operate with the main dutyholder to enable them to comply with the regulations. The extent of the practical duties will be determined by contractual and other existing legal obligations towards the property. In practice, where a single duty holder occupies the premises, the responsibility for implementation of an Asbestos Management Plan should be relatively clear. However, in multi-occupancy sites, or those involving relationships between parties such as landlord and tenant, managing agents, facilities managers, or other potential duty holders; both legal duties and practical requirements must be clearly understood and defined.

If the survey detailed within this report was carried out in the Republic of Ireland the Safety, Health, and Welfare (Exposure to Asbestos) Regulations 2006 and 2010 will apply.

15.0 Post Survey Support


It is the opinion of WH Stephens that an asbestos management plan is best developed through a partnering arrangement between the Client and the Consultant. An asbestos survey is the first step in an Asbestos Management Plan as shown in the flowchart below. WH Stephens recognises that Clients may require assistance when formulating a management plan and we would encourage you to get in touch with us should you require additional advice and support. Please note that asbestos consultancy does not fall within the scope of our UKAS accreditation.





G&L Consultancy Ltd
Specialists in Asbestos Management

BULK MATERIAL SAMPLE REPORT

Reference No:	J676998	Client Order No:	N/A
Date Received:	2 Jun 2023		
Client Name and Address:	WH Stephens, Stephens House, First Floor - Unit 4a Locksley Business Park, 39 Montgomery Road, Belfast BT6 9UP		
Site Address:	Buncrana Leisure Centre Co Donegal		
Sampling Officer:	WH Stephens		
Date of Analysis:	6 Jun 2023		
Analyst:	Colin Webb		
Approving Officer:	Emily Richardson	Signed:	
Issue Date:	6 Jun 2023		

ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. Where 'Trace Asbestos' has been reported, only 1 or 2 fibres or fibre bundles have been identified and analysed as asbestos following a thorough examination of the sample. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. Reports will be retained for a minimum of five years following the date of issue. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
CF000805	BS201515	Ground Floor, Entrance Lobby, Cream vinyl floor tiles	No Asbestos Detected	Not Applicable
CF000806	BS201516	Ground Floor, Entrance Lobby, Orange vinyl floor tiles	No Asbestos Detected	Not Applicable
CF000807	BS201517	Ground Floor, Ladies Toilet, Brown vinyl floor tiles	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ

G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



2083

Appendix II: Additional Photographs

No additional photos

Appendix III: Site Log

No additional data recorded.

Glossary

ACM	Asbestos containing material
As Per	As per item: Material is being related to another item
CAR2012	Control of Asbestos Regulations (2012)
CC	Competent Contractor: Items may be removed by a competent contractor with the appropriate training, experience, and insurance.
HSE	Health & Safety Executive
Licensed	Works must be carried out by a licensed contractor under a 14-day statutory notification
NADIS	No Asbestos Detected in Sample
NNLW	Notifiable Non-Licensed Work
P	Presumed: Material is presumed to contain asbestos
SP	Strongly Presumed: Material is strongly presumed to contain asbestos