# 

**SUE RYDER CARE**

**2003-04 ASBESTOS SURVEY**

### AT

**CUERDEN HALL, PRESTON**

### ON

**19th and 20th FEBRUARY 2004**

#### R K Wheeler C. Eng. M Inst.E.F.C.I.B.S.E. M.I.O.S.H

## Asbestos Survey 2003-4

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**A GENERAL DATA**

Age of Building(s)

|  |  |
| --- | --- |
| a | 1717 Original Building |
| b |  |
| c |  |
| d |  |

###### Date of Alterations to buildings(s) and work undertaken

|  |  |
| --- | --- |
| a | 1816 onwards extensions and refurbishments |
| b | Conversion work upon SRC occupation |
| c |  |
| d |  |

###### Previous record of asbestos found

Not known or recorded.

###### Other Relevant Data

SRC purchase 1986 and occupation 1990

**B CHECK LIST**

|  |  |
| --- | --- |
| **Areas to Consider** | **Questions etc** |
| Doors | Door facings |
| Partitions | Door inners |
| Ceilings | Partition facings |
| Ceiling voids | Partition inners |
| Floors | Ceiling materials |
| Floor voids | Underfloor filing material |
| Vertical service ducts | Pipe insulation |
| Horizontal service ducts | Steel/iron fire insulation |
| Roofs | Service duct materials |
| Gutters & Downpipes | Roof construction |
| Pant/Boiler rooms | Roof linings |
| General Storage area | Rainwater materials |
|  | Boiler insulation |
|  | Tank insulation |
|  | Calorifier insulation |
|  | Misc. Stored materials |
|  | Any known & sealed asbestos |

**C PRINCIPLES OF INSPECTION**

The inspections are in three phases:

Phase 1

Assessment of general data, discussions and visual inspection of premises to identify possible areas containing asbestos.

Phase 2

Follow up to phase 1 where there is reason to believe that asbestos could be present. Minor invasive examination without disturbing decorative finishes and taking samples if desirable (using appropriate protection) in order to establish higher level of proof.

Phase 3

Where asbestos is probable Phase 2 sampling is not possible/appropriate undertake more major invasive procedure and take samples to confirm presence and type of asbestos by external specialist.

**POST INSPECTION**

Where asbestos is confirmed or suspected and can be effectively sealed the area will be isolated, its location will be marked on the record drawings and an action plan prepared to facilitate removal by a specialised contractor.

**RECORDING**

Recording of room sheets is undertaken on an exception basis. Sheets will only be produced where there is evidence or suspicion of asbestos. A simple list of all rooms inspected will be retained on the file.

**D. ROOM**

**INSPECTION**

**SHEETS**

**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area FIRE PLACES ROOM NO GENERAL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Fireplaces in many areas with either horizontal chimney blanks or vertical fascia panels | √ |  |  | Samples not taken due to no access into chimney or decorations sealing the vertical panels | Bearing in mind that the SRC occupation works were late 1980’s these should not be asbestos – but some may have been installed prior to this.  As a precaution treat all fireplace sealing media as potentially suspicious  It is not considered that warning signs are necessary. |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area MAIN CORRIDORS ROOM NO GENERAL**

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| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Ceiling Panels | √ | √ |  | Sample Taken  Negative |  |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area 2nd FLOOR DISUSED AREA ROOM NO EAST WING**

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| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Plaster/cement in area adjacent to access ladder | √ | √ |  | Sample Taken  Negative |  |
| Ceiling panel at far end of corridor | √ | √ |  | Sample Taken  Negative |  |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area BASEMENT ROOM NO STORAGE AREAS**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Basement storage areas – pvc floor tiles | √ | √ |  | Sample Taken  **POSITIVE**  – Chrysotile asbestos in compound mastic backing | The tiles cover approximately 75% of the basement area and the condition is variable  Although this is not a critical situation, because the fibres are bonded, clear up action must be taken |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area FALSE CEILINGS ROOM NO GENERAL**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| 600 x 600 ceiling panels | √ |  |  | Not possible to access to take sample due to patients | These are stated to be all post occupation as far as is known.  Unlikely to be asbestos content |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area MAIN BUILDINGS ROOM NO 125**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Roof space over room contains a fire barrier material. | √ |  |  |  | No access can be gained to examine material closely. It could be pre SRC occupation thus is potentially suspicious.  Since this is a bedroom a warning sign should be fixed inside the roof space. |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area MAIN BUILDING ROOM NO 136**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Void above corner “cupboard” in room is not accessible | √ |  |  | No Samples Taken | Torch inspection not positive on materials observed – void should be labelled |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area DISUSED AREA ROOM NO ABOVE RETAIL**

**1st FLOOR**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Gas flue pipe on external wall facing courtyard.  Could not be found on internal surface | √ |  |  | No sample taken due to lack of access.  **FLUE IS ASBESTOS** | Identification made by joint shape and flue terminal  Flue is sealed by gloss paint |
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**ASBESTOS SURVEY – Room Inspection Sheet**

**Care Centre CUERDEN HALL**

**Area GARAGE IN “STABLE YARD”**

**ROOM NO BEHIND MAINTENANCE AREA**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item | Inspections  Ph1 Ph2 Ph3 | | | Samples Taken | Comments |
|  |  |  |  |  |  |
| Roof Sheets | √ |  |  | No sample taken due to lack of access  **MATERIAL IS ASBESTOS** | Identifications by previous examinations of like materials  Sheets are “big six” units |
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**E RECORD DRAWINGS**

**E1** Various drawings were available on site. The two selected for general use were an unidentified first floor and an unidentified ground floor drawing. These were of unknown origin and date but were reasonably accurate.

**E2** A version of the fire plans was used for room identification and copies are enclosed for reference.

**2 Discussion**

Although the presence of asbestos within the bitumastic backing to the Basement storage area floor tiles is not critical, actions must be taken to eliminate or mitigate the situation.

There are two alternatives:

(i) Employ a specialist to remove all loose and broken tiles and vacuum up dust and debris. The total floor area and tiles still intact to be sealed with a product similar to Polycote “Flortex” range.

A notice will need to be placed at the entry to the Basement warning of the asbestos presence.

The advantage of is that this will probably be cheaper than alternative (ii) below. The disadvantage is that over time stored materials may damage the sealing membrane and/or rising moisture unable to penetrate the membrane may cause more tiles to come loose.

(ii) Employ a specialist to remove all tiles from the area and vacuum up dust and debris.

The bare floor would then need to be sealed with a product similar to Polycote “PB Non Slip” or “PB Floor Paint”

This alternative is the best long-term option since any damage will not expose the original floor tiles. Also, any moisture will probably not penetrate the membrane.

Alternative quotations will need to be sought from a specialist such as Polycote.

**F ACTION PLAN – Asbestos Survey 2003-4**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **NO:** | **Issue to be resolved/**  **Work to be done** | **Action Required** | **By**  **Whom** | **When**  **Due** | **Date**  **Done** |
| \_\_\_ | Fireplace vertical and horizontal sealing in general | Routine checking that decorations to vertical sealing is undamaged and horizontal sealing is intact | Site | On | Going |
| \_\_\_ | PVC floor tiles in Basement storage areas | See Section F2 above  (i) Notice to be placed at entry to Basement “Caution – asbestos beneath floor tiles – report any damage to flooring”  Routine checking that floor sealing is intact and there are no loose tiles.  (ii) No ongoing action once work is  complete | Specialist  Site  \_\_\_ | ASAP  On  \_\_\_ | Going  \_\_\_ |
| 125 | Potentially suspicious material in roof space above bedroom | Notice to be placed in roof space adjacent to access “Caution-potential asbestos in far corner – do not disturb”  Routine checking that material has not been disturbed | Site  Site | ASAP  On | Going |
| 136 | Materials in void above corner cupboard | Fit trap door to void opening with Notice “Caution – potential asbestos”  Routine checking that material in void has not been disturbed | Site  Site | ASAP  On | Going |

**F ACTION PLAN – Asbestos Survey 2003-4**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **NO:** | **Issue to be resolved/**  **Work to be done** | **Action Required** | **By**  **Whom** | **When**  **Due** | **Date**  **Done** |
| \_\_ | Asbestos gas flue pipes on external wall of unused area above Retail. | Routine checking that there is no damage to pipe or paint sealer | Site | On | Going |
| GARAGE – Roof Sheets | | Routine checking that there is no damage to the roof sheets  Notice to be placed on all three sides of building “Caution – asbestos roof” | Site | On | Going |

**G ROOM LIST**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **No** | **Use** | **√ / X** | **No** | **Use** | **√ / X** | **No** | **Use** | **√ / X** |
| **MAIN HOUSE** | |  | 023 | Office | √ | 123 | Bedroom | √ |
|  | 024 | Corridor | √ | 124 | WC | √ |
| 001 | Bedroom | √ | 025 | Entrance | √ | 125 | Bedroom | √ |
| 002 | Lounge | √ | 026 | Reception | √ | 126 | Bedroom | √ |
| 003 | Bedroom | N/A | 027 | Office | √ | 127 | Bedroom | √ |
| 004 | Bedroom | √ | 028 | Corridor | √ | 128 | Bedroom | √ |
| 005 | Bedroom | √ | 029 | WC | √ | 129 | Bathroom | √ |
| 006 | WC | √ | 030 | Cleaners | √ | 130 | Bedroom | √ |
| 007 | Dining | √ | 031 | Staff | √ | 131 | Bathroom | √ |
| 008 | Bedroom | √ | 032 | Staff | √ | 132 | Bedroom | √ |
| 009 | Physiotherapy | √ | 033 | Store | √ |  |  |  |
| 009a | Respite | √ | 034 | WC | √ |  |  |  |
| 010 | Library | √ | 035 | Lobby | √ | 133a | Bedroom | √ |
| 011 | Lounge | √ | 036 | Servery | √ | 133b | Bedroom | √ |
| 012 | Art Room | √ | 037 | Kitchen | √ | 134 | Bedroom | √ |
| 013 | Office | √ | 038 | Corridor | √ |  |  |  |
| 014 | WC | √ | 039 | Corridor | √ | 135a | Bedroom | √ |
| 015 | Bathroom | √ | 040 | Sluice | √ | 135b | Bedroom | √ |
| 016 |  |  | 041 | Shop | √ | 136 | Lounge | X |
| 016a | Bedroom | √ | 042 | Corridor | √ |  |  |  |
| 016b | Bedroom | √ |  |  |  | 137a | Bedroom | √ |
| 017 | Bathroom | √ | 118 | Bedroom | √ | 137b | Bedroom | √ |
| 018 | Visitor Area | √ | 119 | Chapel | √ | 138 | Bathroom | √ |
| 019 | Hall | √ | 120 | Bedroom | √ | 139 | WC | √ |
| 020 | Stairway | √ | 121 | Bedroom | N/A | 140 | Bedroom | √ |
| 021 | Corridor | √ | 122 | Bathroom | √ | 141 | Bathroom | √ |

**√ = No asbestos detected or building date too late NA = No access possible**

**X Sample taken refer to individual room sheet**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **No** | **Use** | **√ / X** | **No** | **Use** | **√ / X** | **No** | **Use** | **√ / X** |
| **MAIN HOUSE** | |  |  |  |  |  |  |  |
|  |  |  | 147 | Store | NA | 154 | Corridor | √ |
| 142a | Bedroom | √ | 148 | Life Shaft | NA | 155 | Meeting Rm | √ |
| 142 b | Bedroom | √ | 149 | Corridor | √ | 156 | WC | √ |
| 143 |  |  | 150 | Corridor | √ | 157 | Corridor | √ |
| 144 | Gallery | √ | 151 | Office | NA |  |  |  |
| 145 | Staircase | √ | 152 | Store | NA |  |  |  |
| 146 | Sensory | √ | 153 | Corridor | √ |  |  |  |
|  | |  |  |  |  |  |  |  |
| **OTHER AREAS** | |  |  |  |  |  |  |  |
| Basement – Boiler area | | √ |  |  |  |  |  |  |
| Basement – Electrical Area | | √ |  |  |  |  |  |  |
| Basement Storage Area | | X |  |  |  |  |  |  |
| Disused area above roof access ladder | | X |  |  |  |  |  |  |
| Disused area 2nd floor at east end | | X |  |  |  |  |  |  |
| Corridors in general | | X |  |  |  |  |  |  |
| Laundry | | √ |  |  |  |  |  |  |
| Maintenance and Gardeners’ Workshop | | √ |  |  |  |  |  |  |
| Garage Area behind above | | X |  |  |  |  |  |  |
| Disused area 1st floor over Retail | | X |  |  |  |  |  |  |
| Attic Area over Retail | | √ |  |  |  |  |  |  |

**√ = No asbestos detected or building date too late NA = No access possible**

**X Sample taken refer to individual room sheet**

#### **H. MONITORING**

**RECORD**

**ASBESTOS MONITORING SCHEDULE**

**Care Centre Item Frequency**

**Area Room No**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **EVENT** | **Inspection Date – Situation Found - Initials** | | | |
| **ACCIDENTIAL**  **DAMAGE** |  |  |  |  |
| **UNFORESEEN**  **EXPOSURE** |  |  |  |  |
| **SEALING**  **METHOD**  **FAILURE** |  |  |  |  |
| **FORESEEN**  **PLANNED**  **WORK** |  |  |  |  |
| **OTHER** |  |  |  |  |
| **COMMENTS** |  |  |  |  |

**I. APPENDIX**

**RETAIL AREA**

**I RETAIL AREA**

1The retail area is located on the ground floor underneath the unused West Wing of the main centre. The area consists of:

Storage Area

Sorting Area

Book Storage and Sorting

Toilets

Offices – Three

Kitchen

Coffee Shop

Two material samples were taken, all being analysed as negative, from: -

Sorting Area Wall Board

Book Storage Ceiling

2 There is, therefore, no routine monitoring to be undertaken, however, attention is drawn to the Section G.1 of the main report – Action Plan General

**ASBESTOS MONITORING SCHEDULE**

**Care Centre Item Frequency**

**Area Room Nos**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **EVENT** | **Inspection Date – Situation Found - Initials** | | | |
| **ACCIDENTIAL**  **DAMAGE** |  |  |  |  |
| **UNFORESEEN**  **EXPOSURE** |  |  |  |  |
| **SEALING**  **METHOD**  **FAILURE** |  |  |  |  |
| **FORESEEN**  **PLANNED**  **WORK** |  |  |  |  |
| **OTHER** |  |  |  |  |
| **COMMENTS** |  |  |  |  |