



## Refurbishment Survey

Survey Reference Number: L-23559

Survey Date: 01 September 2022

Client Specified Areas

Donald Thomas Centre  
Camborne  
Cornwall  
TR15 2DB



## Report Authorised by

Name: Amy Bulpin

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 the client specified areas at Donald Thomas Centre.

The Survey was carried out by Allium Environmental Ltd on behalf of Create (Cornwall) CIC Camborne Contemporary Crafts Hub on 01 September 2022.

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 11 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.

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
5	Donald Thomas Centre	002 Meeting Room	Cement Panel - Ceiling (Presumed)	Remove if affected by proposed refurbishment works	Low
17	Donald Thomas Centre	007 Kitchen	Vinyl Floor Tile & Adhesive - Floor	Remove if affected by proposed refurbishment works	Very Low
16	Donald Thomas Centre	007 Kitchen	Vinyl Floor Tile & Adhesive - Floor	Remove if affected by proposed refurbishment works	Very Low

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
6	Donald Thomas Centre	Ground Floor, 002 - Meeting Room	No access gained within boxing due to stored items.
7	Donald Thomas Centre	Ground Floor, A02 - Roof Space	No access within roof space due to height restrictions.
8	Donald Thomas Centre	Ground Floor, 003 - Hall	No access gained to the ceiling due to height restrictions.

Item No.	Building Name	Room No. & Name	Restriction
10	Donald Thomas Centre	Ground Floor, A03 - Roof Space	Limited access gained within roof space due to safety restrictions.

## Section 2.0: Introduction

Allium Environmental Ltd was instructed by Angela Hatherell of Create (Cornwall) CIC Camborne Contemporary Crafts Hub to undertake an Asbestos Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: Donald Thomas Centre.

The site consists of:

- Circa 1800's stone built building with pitched roofs.

The survey was carried out on 01 September 2022 by Daryl Bulpin of Allium Environmental Ltd.

## Section 2.1: Survey Scope

The scope of the survey as defined by Create (Cornwall) CIC Camborne Contemporary Crafts Hub is to carry out a Refurbishment Survey to the client specified areas only within Donald Thomas Centre:

- Areas included in the survey:
  - All areas as identified by the client specified plans within Donald Thomas Centre were included in the survey.
- Agreed areas of exclusion from the survey scope:
  - All other areas of Donald Thomas Centre 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:
  - 6 - Ground Floor, 002 - Meeting Room, No access gained within boxing due to stored items.
  - 7 - Ground Floor, A02 - Roof Space, No access within roof space due to height restrictions.
  - 8 - Ground Floor, 003 - Hall, No access gained to the ceiling due to height restrictions.
  - 10 - Ground Floor, A03 - Roof Space, Limited access gained within roof space due to safety restrictions.
- Agreed Variations or Deviations from the standard HSG 264 method:
  - Intrusions were kept to a minimum due to continued use of the premises.

## Section 2.3: Details

Site Address:

- Donald Thomas Centre, Camborne, Cornwall, TR15 2DB

Client Name & Address:

- Create (Cornwall) CIC Camborne Contemporary Crafts Hub, Camborne Contemporary Crafts Hub, Donald Thomas Centre, Chapel Street, Camborne, Cornwall, TR14 8EF

Client Contact:

- Angela Hatherell

Survey Start Date:

- 01 September 2022

Survey Completion Date:

- 01 September 2022

Survey Conducted by:

- Daryl Bulpin

Assisted by:

- N/A

Report Produced:

- 08 September 2022

## 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  $\mu\text{m}$ . 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 - Kitchen Area**

**Floor: Ground Floor**

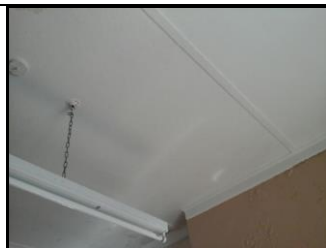
**Building: Donald Thomas Centre**


Room Construction / Description			
Ceiling	Coated Fibreboard	Riser/Boxing	No Asbestos Detected Within Boxing, Timber
Firebreak	N/A	Voids	N/A
Walls	Ceramic Tiles, Plasterboard, Stone	Pipework	Metal & Plastic
Doors	Plasterboard Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Bitumen Adhesive, Carpet, Modern Floor Sheets & Concrete, Vinyl Floor Tile & Adhesive	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

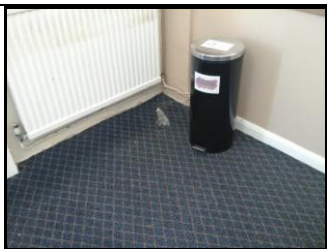
**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	2	Product Type (A)	N/A	
Sample No	Visually Similar to 23559/DB/001	Condition (B)	N/A	
Description	Coated Fibreboard - 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	13m <sup>2</sup>	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Coated fibreboard to ceiling.			

Reference	3	Product Type (A)	N/A	
Sample No	23559/DB/002	Condition (B)	N/A	
Description	Bitumen Adhesive - Floor	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	7m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Bitumen adhesive to concrete floor below modern vinyl flooring & screed.			

Reference	4	Product Type (A)	N/A
Sample No	23559/DB/003	Condition (B)	N/A
Description	Vinyl Floor Tile & Adhesive - Floor	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	5.2m <sup>2</sup>	Identification	<b>NAD</b>
Recommendation	No Action		
Comments	Beige vinyl floor tiles & adhesive to concrete floor below double layer of carpet.		





**Room/Area Name & No: 002 - Meeting Room**


**Floor: Ground Floor**

**Building: Donald Thomas Centre**

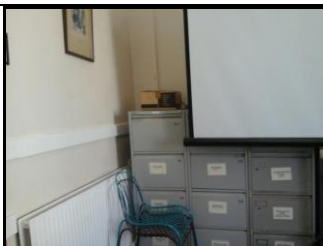
Room Construction / Description			
Ceiling	Cement Panel, Plastic	Riser/Boxing	No Access Gained, No Asbestos Detected Within Boxing, Timber
Firebreak	N/A	Voids	N/A
Walls	Plasterboard, Stone	Pipework	Metal
Doors	Plasterboard Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

### Positive Survey Findings

Reference	5	Product Type (A)	1
Sample No	No Sample Taken	Condition (B)	1
Description	Cement Panel - Ceiling	Surface Treatment (C)	1
Accessibility	Low	Asbestos Type (D)	3
Risk Rating	Low	Material Score (A+B+C+D)	6
Extent	29m <sup>2</sup>	Identification	PTCA
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2		
Comments	Visual inspection only to cement panel due to damage limitations.		



### No Access Areas

Reference	6	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Boxing	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 boxing due to stored items preventing access.			

### Negative Survey Findings - Not Applicable

**Room/Area Name & No: 003 - Hall**

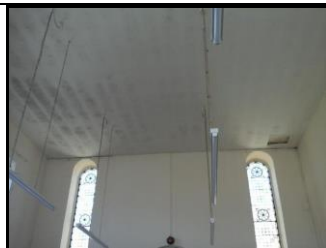
**Floor: Ground Floor**

**Building: Donald Thomas Centre**


Room Construction / Description			
Ceiling	No Access Gained	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Stone, Timber	Pipework	Metal
Doors	Timber	Plant/Equipment	Modern Consumer Unit
Windows/Sills	Timber	Staircases	N/A
Floor	Bitumen Adhesive, Timber & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

## Positive Survey Findings - None Identified

### No Access Areas

Reference	8	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	76m <sup>2</sup>	Identification	<b>PTCA</b>	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access gained to the ceiling due to height restrictions.			

### Negative Survey Findings

Reference	9	Product Type (A)	N/A	
Sample No	23559/DB/004	Condition (B)	N/A	
Description	Bitumen Adhesive - Floor	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	74m²	Identification	NAD	
Recommendation	No Action			
Comments	Bitumen adhesive to concrete floor below parquet flooring.			

**Room/Area Name & No: 004 - Porch**

**Floor: Ground Floor**

**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Stone, Timber	Riser/Boxing	No Asbestos Detected Within Boxing, Timber
Firebreak	N/A	Voids	N/A
Walls	Metal, Stone	Pipework	N/A
Doors	Timber & Metal	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings - Not Applicable**

**Room/Area Name & No: 005 - Art Room**

**Floor: Ground Floor**

**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	No Asbestos Detected Within Boxing, Timber
Firebreak	N/A	Voids	N/A
Walls	Stone, Timber	Pipework	Metal
Doors	Glass Door Header, Plasterboard Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings - Not Applicable**

**Room/Area Name & No: 006 - Circulation**

**Floor: Ground Floor**


**Building: Donald Thomas Centre**

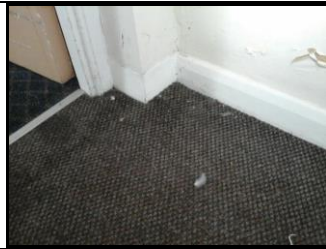
Room Construction / Description			
Ceiling	Coated Fibreboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Stone, Timber	Pipework	Metal
Doors	Glass Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Concrete, Vinyl Flooring & Paper Backing	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	12	Product Type (A)	N/A	
Sample No	Visually Similar to 23559/DB/001	Condition (B)	N/A	
Description	Coated Fibreboard - 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	6.3m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Coated fibreboard to ceiling. (Floor of mezzanine level).			

Reference	13	Product Type (A)	N/A	
Sample No	23559/DB/005	Condition (B)	N/A	
Description	Vinyl Flooring & Paper Backing - Floor	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	6.3m <sup>2</sup>	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Blue vinyl flooring with paper backing to concrete floor below carpet.			


**Room/Area Name & No: 007 - Kitchen**

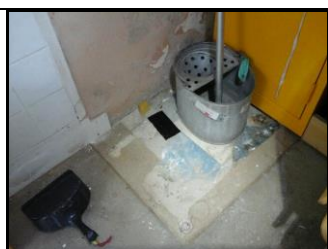
**Floor: Ground Floor**

**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Ceramic Tiles, Plasterboard, Stone, Timber	Pipework	Metal & Plastic
Doors	Plasterboard Door Header, Timber	Plant/Equipment	Modern Consumer Unit, Sink Pad
Windows/Sills	Timber	Staircases	N/A
Floor	Modern Floor Sheets & Concrete, Vinyl Floor Tile & Adhesive	Other	N/A
Under Floor Ducts	N/A	Comments	


**Positive Survey Findings**

Reference	16	Product Type (A)	1	
Sample No	23559/DB/008	Condition (B)	1	
Description	Vinyl Floor Tile & Adhesive - Floor	Surface Treatment (C)	0	
Accessibility	High	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	5m <sup>2</sup>	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Blue vinyl floor tiles & adhesive to concrete floor below modern vinyl flooring, exposed in one corner of room.			

Reference	17	Product Type (A)	1	
Sample No	23559/DB/009	Condition (B)	1	
Description	Vinyl Floor Tile & Adhesive - Floor	Surface Treatment (C)	0	
Accessibility	High	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	5m <sup>2</sup>	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Grey vinyl floor tiles & adhesive to concrete floor below modern vinyl flooring, exposed in one corner of room.			

**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	15	Product Type (A)	N/A	
Sample No	23559/DB/007	Condition (B)	N/A	
Description	Sink Pad - Plant/Equipment	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	2no.	Identification	NAD	
Recommendation	No Action			
Comments				

**Room/Area Name & No: 008 - Entrance Area**

**Floor: Ground Floor**

**Building: Donald Thomas Centre**


Room Construction / Description			
Ceiling	Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Stone	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Concrete, Plastic, Putty, Timber	Staircases	Concrete
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	18	Product Type (A)	N/A
Sample No	23559/DB/010	Condition (B)	N/A
Description	Putty - Windows/Sills/Skylights	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	2no.	Identification	NAD
Recommendation	No Action		
Comments	Putty to timber windows behind secondary glazing.		



**Room/Area Name & No: A01 - Roof Space**

**Floor: Ground Floor**

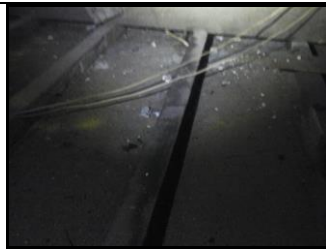
**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Modern Felt	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Natural Slate Packers, Plasterboard, Stone	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Coated Fibreboard	Other	N/A
Under Floor Ducts	N/A	Comments	Non-suspect natural slate debris to floor area.

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	1	Product Type (A)	N/A	
Sample No	23559/DB/001	Condition (B)	N/A	
Description	Coated Fibreboard - Floor	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	13m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Coated fibreboard to floor of roof space.			



**Room/Area Name & No: A02 - Roof Space**


**Floor: Ground Floor**

**Building: Donald Thomas Centre**

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	

### Positive Survey Findings - None Identified

#### No Access Areas

Reference	7	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	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 within roof space due to height restrictions.			

### Negative Survey Findings - Not Applicable

**Room/Area Name & No: A03 - Roof Space**


**Floor: Ground Floor**

**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Modern Felt	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Stone	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Plasterboard	Other	Limited Access Gained
Under Floor Ducts	N/A	Comments	

### Positive Survey Findings - None Identified

### No Access Areas

Reference	10	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	Limited Access Gained - Internal	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. Limited access gained within roof space due to safety restrictions. Floor joists unlikely to take any weight. No crawl boards between beams.			

### Negative Survey Findings - Not Applicable

**Room/Area Name & No: A04 - Roof Space**

**Floor: Ground Floor**

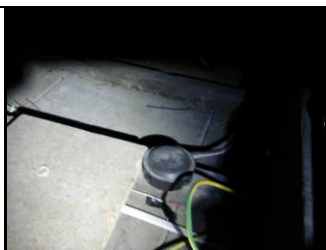
**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Modern Felt	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Stone	Pipework	Metal & Plastic, Modern Pipe Insulation
Doors	Timber	Plant/Equipment	Plastic Tank
Windows/Sills	N/A	Staircases	N/A
Floor	Bakelite Product, Plasterboard	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	14	Product Type (A)	N/A	
Sample No	23559/DB/006	Condition (B)	N/A	
Description	Bakelite Product - Floor	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Bakelite junction boxes attached to wooden beams.			

**Room/Area Name & No: M01 - Mezzanine Level**

**Floor: Ground Floor**


**Building: Donald Thomas Centre**

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Stone, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Coated Fibreboard, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**

**Negative Survey Findings**

Reference	11	Product Type (A)	N/A	
Sample No	Visually Similar to 23559/DB/001	Condition (B)	N/A	
Description	Coated Fibreboard - Floor	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	6.3m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Coated fibreboard to floor below timber floor boards.			

**Room/Area Name & No: Main Building**

**Floor: External**


**Building: Donald Thomas Centre**

Room Construction / Description			
Walls	Stone	Ducts/Pipe Runs	Plastic
Cladding	N/A	Ground	N/A
Roof	Natural Slate Tiles	Windows/Sills	Concrete, Putty, Timber
Rainwater Goods	Metal & Plastic	Soffit Fascia's	Concrete
Soil Stacks	N/A	Staircases	N/A
Flues/Cowls	N/A	Other	N/A
Plant/Equipment	N/A	Comments	Externals to refurbishment areas only.
Doors	Timber & Metal		

**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**





**Negative Survey Findings**

Reference	19	Product Type (A)	N/A	
Sample No	23559/DB/011	Condition (B)	N/A	
Description	Putty - Windows/Sills	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	3no.	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Putty to external timber windows.			

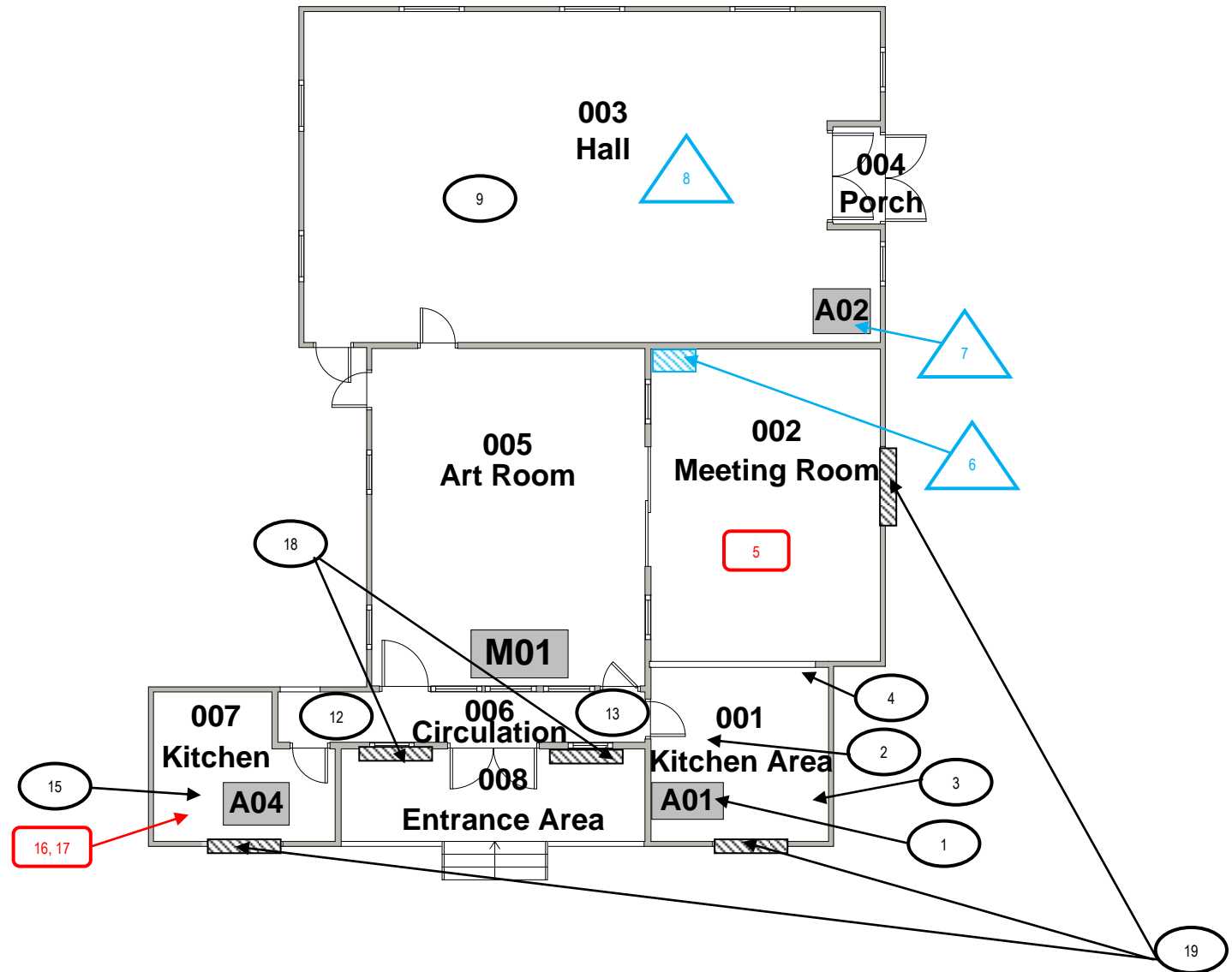


Site:	Donald Thomas Centre Camborne Cornwall TR15 2DB
Building:	Circa 1800's stone built building with pitched roofs.
Floor Level / Area:	Ground Floor & External
Ref No & Plan No:	L-23559 Page 1 of 3






## KEY

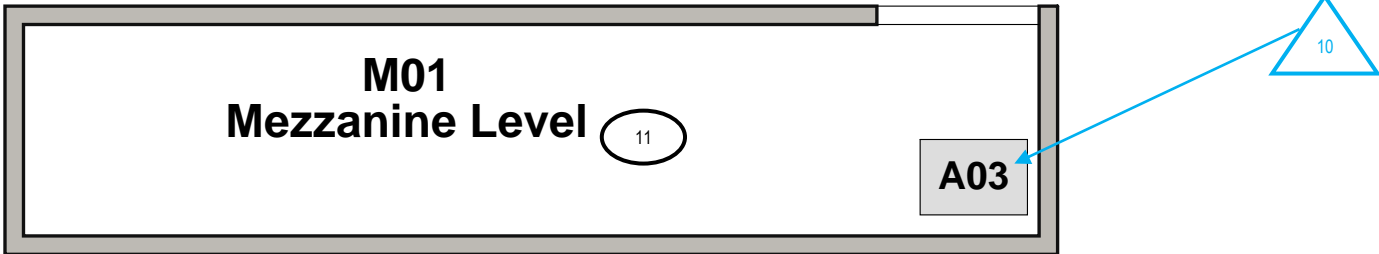
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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:	Donald Thomas Centre Camborne Cornwall TR15 2DB
Building:	Circa 1800's stone built building with pitched roofs.
Floor Level / Area:	Mezzanine Level
Ref No & Plan No:	L-23559 Page 2 of 3
<b>KEY</b>	
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.	







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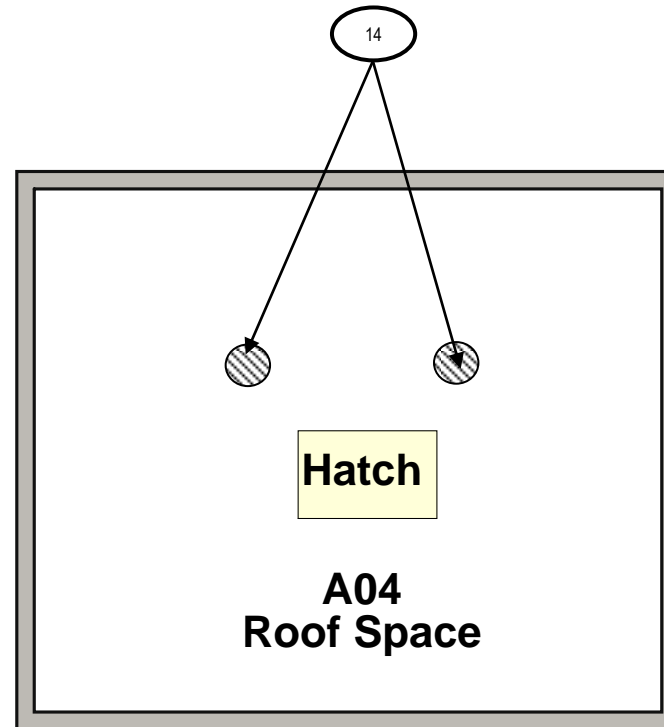


Site:	Donald Thomas Centre Camborne Cornwall TR15 2DB
Building:	Circa 1800's stone built building with pitched roofs.
Floor Level / Area:	Roof Space
Ref No & Plan No:	L-23559 Page 3 of 3

## KEY

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

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## Appendix 2: Certificate of Bulk Sample Analysis



Our Ref: J243409 FI: 11  
Your Ref: L-23559  
Date: 07/09/2022

**ENVIROCHEM**  
**Analytical Laboratories Ltd.**  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



1227

Tel: (01329) 287777  
Fax: (01329) 287755  
www.envirochem.co.uk  
office@envirochem.co.uk

### Asbestos Fibre Identification Report

**Client:** Allium Environmental Ltd  
Baldhu House, Wheal Jane Earth Science Park, Baldhu, Truro, TR3 6EH  
**Site Address:** Donald Thomas Centre, Camborne, Cornwall, L-23559, TR15 2DB  
**Sampled By:** Allium Environmental Ltd  
**Date sampled/received:** 7th September 2022  
**Date analysed:** 7th September 2022  
**Analyst/s:** Becki Pardy  
**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

#### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

#### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
001	BS799274	A01 Roof space. Coated fibreboard.	No	
002	BS799275	001 Kitchen area. Bitumen adhesive.	No	
003	BS799276	001 Kitchen area. Beige vinyl floor tile and adhesive.	No	
004	BS799277	003 Hall. Bitumen adhesive.	No	

#### NOTES:

- Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
- The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
- Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
- Comments, observations and opinions are outside the scope of UKAS accreditation.
- The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
- If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
- This report shall not be reproduced except in full, without written approval of Envirochem.
- Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:  Authorised signatory PRINT NAME: Becki Pardy

DATE AUTHORISED:  
07/09/2022

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

Page 1 of 3



Our Ref: J243409 FI: 11  
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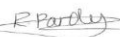
### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
005	BS799278	006 Circulation. Blue vinyl flooring with paper back.	No	
006	BS799279	A04 Roof space. Bakelite product.	No	
007	BS799280	007 Kitchen. Sink pad.	No	
008	BS799281	007 Kitchen. Blue vinyl floor tile and adhesive.	Yes	Chrysotile

#### NOTES:

- Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
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Page 2 of 3



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**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

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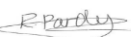
### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
009	BS799282	007 Kitchen. Grey vinyl floor tile and adhesive.	Yes	Chrysotile
010	BS799283	008 Entrance area. Putty.	No	
011	BS799284	009 External. Putty.	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
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