

Brixham Town Council

Report No:	19-2019		
Report Type:	Public		
Title:	Asbestos		
To:	Town Hall Sub Committee	Date:	26.04.19
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Purpose of Report

To update members of the committee on the Asbestos Inspection that took place on the Town Hall.

Background

The building was inspected to provide information to assist in the safe management of the Town Hall as required by The Control of Asbestos regulations 2012.

The survey was undertaken to determine the types, extent and condition of any asbestos containing materials (ACMs) and presumed, asbestos containing materials that are on site. Provide recommendations to ensure that all ACMs and presumed ACMs are managed safely, and areas of concern are made safe. Assess any ACMs or presumed ACMs and determine risk ratings for them.

Results

See page 2

Materials scoring 4 or less should be considered VERY LOW risk. Materials in this category are unlikely to release fibres. Regular monitoring, normally annually, is recommended to confirm any changes in condition should they occur and ensure the implementation of any remedial actions if required.

Materials scoring from 5-6 should be considered LOW risk. Although the current risk of fibre release is low, the material may suffer deterioration through age or accidental damage, leading to fibre release. Regular monitoring should be used to confirm any changes in condition due to material degeneration or delamination. Deterioration in condition may require the consideration of remedial action.

Materials scoring from 7-9 should be considered MEDIUM risk. Deterioration in any of the contributory factors may result in fibre release. Regular monitoring should be considered as minimum action in conjunction with encapsulation, enclosure or programmed removal.

Material location	Extent of material	Asbestos type	Risk score (Potential for fibre release)	Action (see Appendix F.2)	Re-inspection date
Main Slate Roof	Asbestos Cement Slate Roof	Chrysotile	2	Label & Manage	November 2019
				Licensable	
Flat Roof	Felt Roof	Chrysotile	5	Label & Manage	November 2019
				Non-Licensable	
Main Building Soffits	AIB roof soffits	Amosite	5	Label & Manage	November 2019
				Licensable	
Roof Undercloak	Asbestos Cement	Chrysotile	2	Label & Manage	November 2019
				Licensable	
Ground Floor Stairs cupboard lining panel	AIB	Amosite	5	Label & Manage	November 2019
				Non-Licensable	
Lift Motor	Brake linings and motor asbestos bonded with zinc	Chrysotile	2	Label & Manage	November 2019
				Non-Licensable	
Boiler inside wall panels	Asbestos Insulation Board	Amosite	6	Label & Encapsulate	November 2019
				Licensed	
Theatre Underside Radiator Panel	Asbestos Insulation Board	Amosite	5	Label & Manage	November 2019
				Licensed	

Note: Old fire doors have an asbestos insulation board centre inlay

Licensable – removal only by a licensed asbestos contractor (see Appendix F.2) **Non Licensable** – can be removed by a competent contractor (see Appendix F.2)

Material risk key (potential for fibre release) (see Appendix D)

	High potential 10-12		Medium potential 7-9		Low potential 5-6		Very low potential 1-4		No asbestos 0
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Material location	Extent of material	Asbestos type	Risk score (Potential for fibre release)	Action (see Appendix F.2)	Re-inspection date
Theatre understage panels	AIB	Amosite	8	Label Encapsulate	November 2019
				Licensed	
Theatre Lighting platform	AIB	Amosite	7	Label Encapsulate	November 2019
				Licensed	
Theatre Stage top panels	AIB	Amosite	7	Label Encapsulate	November 2019
				Licensed	
Theatre under stairs cupboard door panel	AIB	Amosite	5	Label & Manage	November 2019
				Licensed	
Theatre Dressing room panel	AIB	Amosite	5	Label & Manage	November 2019
				Licensed	
Scala Hall cross beam cladding	AIB	Amosite	5	Label & Manage	November 2019
				Licensed	
Scala Hall vertical pillar surround cladding	AIB	Amosite	5	Label & Manage	November 2019
				Licensed	
Kitchen under stair panels	AIB	Amosite	5	Label & Manage	November 2019
				Licensed	

Note: Most items were re-inspected and labelled February 2015

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Material risk key (potential for fibre release) (see Appendix D)

	High potential 10-12		Medium potential 7-9		Low potential 5-6		Very low potential 1-4		No asbestos 0
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Material location	Extent of material	Asbestos type	Risk score (Potential for fibre release)	Action (see Appendix F.2)	Re-inspection date
Kitchen under sink sound pad	Asbestos paper & mastic	Chrysotile	6	Label & Manage	November 2019
				Non-Licensed	
Note:					
Licensable – removal only by a licensed asbestos contractor (see Appendix F.2)			Non Licensable – can be removed by a competent contractor (see Appendix F.2)		
Material risk key (potential for fibre release) (see Appendix D)					
High potential 10-12	Medium potential 7-9	Low potential 5-6	Very low potential 1-4	No asbestos 0	

Recommendations

- Warning labels are to be adhered to all areas that have a risk score of very low or low potential.
- All areas that have a medium potential score are to be labelled and encapsulated to ensure no accidental damage which could cause the release of fibres.
Adequate encapsulation was checked with the surveyor and as those areas are at greater risk of accidental damage it was suggested to enclose those areas rather than a paint coating.
- Buildings & Facilities officer to meet with BTCIO to show affected areas and explain remedial actions.