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# **Asbestos Survey Report**

Ref: L-01406

**Old Lyric Hall  
Clifford Street  
Barrow in Furness  
LA14 2NJ**

*16 May 2023*

# Contents

<b>1</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>2</b>	<b>INTRODUCTION .....</b>	<b>4</b>
<b>3</b>	<b>SURVEY METHOD.....</b>	<b>5</b>
<b>4</b>	<b>SURVEY DETAILS.....</b>	<b>6</b>
<b>5</b>	<b>AREA SUMMARY .....</b>	<b>7</b>
<b>6</b>	<b>SUMMARY OF RESULTS.....</b>	<b>9</b>
<b>7</b>	<b>RESULTS AND ANALYSIS .....</b>	<b>11</b>
<b>8</b>	<b>BULK SAMPLE IDENTIFICATION SUMMARY .....</b>	<b>12</b>
<b>9</b>	<b>ASBESTOS REGISTER.....</b>	<b>13</b>
<b>10</b>	<b>MATERIAL ASSESSMENT ALGORITHM GUIDE.....</b>	<b>14</b>
<b>11</b>	<b>RECOMMENDATIONS .....</b>	<b>15</b>
<b>12</b>	<b>ACTION DESCRIPTIONS .....</b>	<b>16</b>
<b>13</b>	<b>SCOPE OF WORK.....</b>	<b>17</b>
<b>14</b>	<b>EXCLUSIONS.....</b>	<b>19</b>
<b>15</b>	<b>NON-ASBESTOS MATERIALS .....</b>	<b>20</b>
<b>16</b>	<b>QUALITY ASSURANCE STATEMENT.....</b>	<b>21</b>
<b>17</b>	<b>CERTIFICATE OF ANALYSIS .....</b>	<b>22</b>
<b>18</b>	<b>DRAWINGS .....</b>	<b>23</b>

# 1 Executive Summary

The following table lists the asbestos containing materials that have been identified, presumed or strongly presumed. The recommended actions required to manage the asbestos containing materials are summarised.

For a detailed explanation of the recommended action required to manage your asbestos containing materials please refer to the '[Action Descriptions](#)' section of this report, as they might vary according to which type of survey has been carried out.

ACM Item	Asbestos Material	Recommended Action	Photo
No asbestos containing materials found			

**Note:** *If the above table is blank then no asbestos has been detected or presumed within the '[Scope of the Survey](#)'. However, please also refer to the '[Exclusions](#)' and '[Non Asbestos Materials](#)' sections of this report.*

## 2 Introduction

This report contains the findings of an asbestos **Refurbishment & Demolition Survey** carried out at Old Lyric Hall, Clifford Street, Barrow in Furness, LA14 2NJ on the 11 May 2023.

- Orrion Asbestos Ltd carried out the survey.
- The purpose of the survey is to enable St David Ltd to comply with CAR2012. The aim of the survey is to locate, identify and assess asbestos containing materials.
- Samples, if taken, have been analysed by East Riding Laboratories Ltd to determine the presence of asbestos fibres using the method of Polarised Light Microscopy and central stop dispersion staining based on HSG 248.
- Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.
- The extent of the survey was all accessible parts of the areas agreed with St David Ltd. Any non-accessible areas are noted in the '**Exclusions**' section of this report. Exclusions should be presumed to contain asbestos.

Whilst every effort has been made to detect all sources of asbestos, without a fully intrusive inspection, Orrion Asbestos Ltd cannot be held liable for any omissions in this report.

### 3 Survey Method

This Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264** as detailed below.

#### Refurbishment & Demolition Survey

- A Refurbishment & Demolition survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- Refurbishment & Demolition surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A Refurbishment & Demolition survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials, which will most readily release airborne fibres if they are disturbed.
- The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a Refurbishment & Demolition survey can also involve presuming the presence or absence of asbestos. A Refurbishment & Demolition survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.
- Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment)

## 4 Survey Details

The following is a brief description of the client's building and the survey undertaken.

<b>Building Details</b>	
Client	St David Ltd
Job Reference	Old Lyric Hall / L-01406
Building Reference	81106
Building Description	Brick walls, concrete & suspended timber floors, pitched slate roof.
Building Date	19th Century
Address	Old Lyric Hall Clifford Street Barrow in Furness LA14 2NJ

<b>Survey Overview</b>	
Survey Type	Refurbishment & Demolition Survey
Survey Purpose	Duty to Manage
Date/Time	11 May 2023
Surveyor	Graham Orr

## 5 Area Summary

Old Lyric Hall		
Location	Room Composition	Non-accessed Features
Ground Floor, 001 Stairwell	Ceiling: Lath and plaster Ceiling: Plasterboard Electrical Distribution: Floor: Concrete Internal wall: Brick	None
Ground Floor, 008 Store	Ceiling: Timber Floor: Concrete Internal wall: Brick	None
Ground Floor, 010 Store	Ceiling: Timber Floor: Concrete Internal wall: Brick	None
Ground Floor, 011 Store	Ceiling: Concrete Floor: Concrete Internal wall: Brick	None
1st Floor, 002 Office	Ceiling: Lath and plaster Ceiling: Plasterboard Floor: Suspended Timber Internal wall: Brick Internal wall: Plasterboard	None
1st Floor, 003 Office	Ceiling: Lath and plaster Ceiling: Plasterboard Floor: Suspended Timber Internal wall: Brick Internal wall: Plasterboard	None
1st Floor, 004 Stairwell	Ceiling: Lath and plaster Ceiling: Plasterboard Floor: Suspended Timber Internal wall: Brick Internal wall: Plasterboard	None
1st Floor, 005 Office	Ceiling: Lath and plaster Ceiling: Plasterboard Floor: Suspended Timber Internal wall: Plasterboard	None

Old Lyric Hall		
Location	Room Composition	Non-accessed Features
1st Floor, 006 Toilet	Ceiling: Lath and plaster Ceiling: Plasterboard Floor: Suspended Timber Internal wall: Brick Internal wall: Plasterboard Internal wall: Quarry / ceramic tiled	None
1st Floor, 007 Hall	Ceiling: Timber Floor: Suspended Timber Internal wall: Plastered brick / block / concrete Internal wall: Plywood	None
1st Floor, 012 Store	Ceiling: Timber Floor: Suspended Timber Internal wall: Brick	None
External, 009 Bin Store	Ceiling: Lath and plaster Ceiling: Plasterboard Ceiling void: MMMF quilt insulation Floor: Concrete Internal wall: Brick	None

## 6 Summary of Results

### Asbestos Content

The following table shows a breakdown of the laboratory results for any samples taken during this survey.

Asbestos Content	Quantity Found
Chrysotile (White)	0
Amosite (Brown)	0
Crocidolite (Blue)	0
Amosite/Chrysotile (Brown/White)	0
Crocidolite/Amosite (Blue/Brown)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/Amosite/Chrysotile (Blue/Brown/White)	0
No Asbestos Detected	0

### Fibre Release

The following table counts the number of asbestos containing items found by their potential fibre release risk.

Fibre Release Risk	Quantity Found
None	1
Very Low	0
Low	0
Medium	0
High	0

## Summary of Results... continued

### Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document HSG264, various materials may be **presumed or strongly presumed** to contain asbestos, and if so these will be included in the Asbestos Register – 0 material(s) were presumed and 0 material(s) were strongly presumed to contain asbestos.

## 7 Results and Analysis

## 8 Bulk Sample Identification Summary

Bulk samples were analysed by *East Riding Laboratories Ltd*. Their detailed laboratory analysis report is available as a separate attachment to this report.

A summary of the laboratory results is shown in the table below.

Sample Ref	Asbestos Material	Location
No samples taken during course of survey		

*Note: The above table may be blank in the case of an interim report where the laboratory samples analysis is still in progress.*

## 9 Asbestos Register

Sample Ref	ACM Item	Asbestos Content	Asbestos Product	Material Description	Condition	Score	Action	Comments	Date Signature
No asbestos containing materials found									

## 10 Material Assessment Algorithm Guide

<b>Product Type</b>	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	<b>1</b>	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	<b>2</b>	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	<b>3</b>		
<b>Damage or Deterioration</b>	Good condition: No visible damage	<b>0</b>	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	<b>1</b>	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	<b>2</b>	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	<b>3</b>
<b>Surface Treatment</b>	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	<b>0</b>	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	<b>1</b>	Unsealed AIB, or encapsulated lagging and sprays.	<b>2</b>	Unsealed lagging and sprays.	<b>3</b>
<b>Asbestos Type</b>	Chrysotile	<b>1</b>	Amphibole asbestos excluding Crocidolite.	<b>2</b>	Crocidolite.	<b>3</b>		

## 11 Recommendations

An asbestos **Refurbishment & Demolition Survey** does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample.

- Caution should be taken when any future refurbishments/demolitions are carried out in areas that were not inspected.
- **If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**
- It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.
- All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.
- The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Recommended actions, as highlighted in the '[Asbestos Register](#)' section, are described in the '[Action Descriptions](#)' section.

## 12 Action Descriptions

### Action A - Immediate Removal

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

**# Asbestos removal work must be carried out under the provisions of the Control of Asbestos Regulations 2012.**

**Contact the Health and Safety Executive on 08701 545500 or [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos) for more information.**

### Action B - Encapsulation

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed; if encapsulated it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

### Action C - Monitor Biannually

This material is not posing a significant hazard to personnel at present, provided it remains undisturbed; however it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

### Action D - Monitor Annually

Asbestos containing material in good or reasonable condition, and requiring no attention unless disturbed or condition deteriorates; however it should be monitored annually to assess its condition, and comments added to the asbestos register.

### N/A - No Action

No action required for non asbestos material.

### Exclusion - Non Accessed Area

Non accessed area. This area should be surveyed prior to refurbishment or demolition.

### Dispose

Dispose carefully under \*controlled conditions.

### Labelling

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

**# Orrion Asbestos Ltd recommends that if asbestos removal is required, the client obtains quotations from more than one contractor.**

## 13 Scope of Work

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2012) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instruction and guidance at that time.

- Orrion Asbestos Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Orrion Asbestos Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample

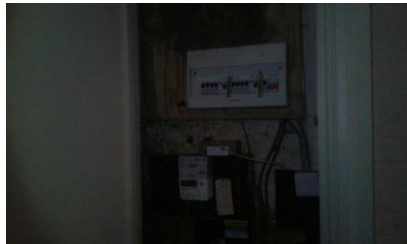
## 14 Exclusions

If during the survey it was not possible to access certain areas, they will be listed below. You should be aware that items in excluded areas should always be **presumed to contain asbestos**.

## 15 Non-Asbestos Materials

The following areas/items were inspected during the survey and, for one or more of the following reasons have been identified as containing no asbestos.

- Laboratory sample analysis has identified non-asbestos containing materials.
- Area inspected in detail and no suspected asbestos containing materials identified.
- Post 1985 - amphibole ACMs, such as insulating board, were banned.
- Post 1992 - most chrysotile products were banned.
- Post 1999 - asbestos cement/friction/gasket products were banned.
- Post 2001 - asbestos steam gaskets were banned.
- Knowledge of Product - manufactured from a known non-asbestos product.
- Knowledge of Product - the product is very unlikely to contain asbestos or have asbestos added.


Old Lyric Hall		
Location/Item	Justification	Photo
Ground Floor, 001 Stairwell, Electrical Distribution,	Area inspected in detail and no suspected asbestos containing materials identified	

## 16 Quality Assurance Statement

This report has been compiled for the sole use of St David Ltd and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information only as to the presence of asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

***The following authorised surveyor has checked the contents of this report:***

<b>Name:</b>	Graham Orr
<b>Date:</b>	16 May 2023
<b>Signature:</b>	

\*\*\* END OF REPORT \*\*\*

*Attachments may follow if applicable*

## **17 Certificate of analysis**

No certificates are available as no samples were taken

