

Warwickshire County Council

Asbestos Information Report

The Studley Centre

High Street

STUDLEY

B80 7HJ

Report Details

Property: The Studley Centre (UPRN 4264)

Source: AtlasWeb

AtlasWeb Compliance ID: 20659

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1 Introduction

1.1. Disclaimer

Document Date: 17/09/2024

Every effort has been made to ensure the information contained within this document is accurate on the date and time above. This document should only be used to manage asbestos-containing materials (ACM) during the normal occupation and use of premises. Any future intrusive works that affect the fabric of the building will require a further suitable and sufficient asbestos Refurbishment & Demolition Survey covering all areas of intended works.

1.2. Report Objectives

- To produce a report, indicating areas containing identified and suspected asbestos containing materials, including photographic records (where possible) as well as non-asbestos containing materials within the building.
- Surveyors comments/recommendations
- To include a risk assessment for each individual sample

1.3. Survey Method

- Information within this report was produced in accordance with HSG 264 and only using UKAS accredited surveying companies.
- Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken were of a similar composition.
- Photographs were taken at all of the sample locations (unless stated otherwise).
- Samples were returned to a UKAS-Accredited Laboratory for analysis.

1.4. Survey Caveats

- Every effort has been made to identify all asbestos materials that would be affected by the normal occupation and use of the premises as far as reasonably practicable to do so within the attached report.
- 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:
- 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 be well hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- 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) 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 report 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.
- Until such time as limited / no access areas can be inspected and any suspect materials contained within have been sampled and analysed by a competent person, in accordance with HSG264, these areas should be presumed to contain asbestos.
- We cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

1.5. Survey Notes

- Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes
- All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to.

2 Risk Assessment Methodology

2.1. Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type; Extent of damage; Surface treatment; and Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed (RISK D); Those with a score between 7 and 9 are regarded as medium risk (RISK C); Materials with a score between 5 and 6 are low risk (RISK B); and scores of 4 or less are very low risk (RISK A).

2.2. Priority Assessment and Algorithm

The material assessment identifies the high-risk materials, that is, those 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 materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Amount of asbestos-containing material;

Maintenance activity;

Occupant activity;

Likelihood of disturbance;


Human exposure potential.


THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM

3 Asbestos Summary

Item Number: 34277 Building: Main Building (1) Floor: Ground Room: Coffee Bar 9 (0010) Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments	MMMf insulation in loft storage area in Tank Room 15	
Recommendation		Timescale: NA
Other Room Comp	Wood cladding to ceiling, brick walls, large modern floor tiles	
Access		


Item Number: 34278 Building: Main Building (1) Floor: Ground Room: Canteen 11 (0020) Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Fibreboard fixed ceiling panels, fibreboard wall panels, plaster stud panels below windows, large modern floor tiles, wood window frames, plaster/brick walls	
Access		

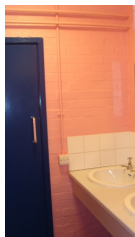
Item Number: 34279		
Building: Main Building (1)		
Floor: Ground		
Room: Connexions (0030)		
Location: Bitumen adhesive beneath floor screed		
Material	Bitumen	Score: 1
Condition	Good	Score: 0
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 2		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 40.0 sq.m
Comments	2024 Reinspection- item is presumed to remain in situ beneath the carpet	
Recommendation	Re-inspect at designated interval	Timescale: Within 24 Months
Other Room Comp	Fibreboard fixed ceiling panels, brick walls, large modern floor tiles, concrete floor screed, timber door/frames, metal window frames, timber skirting and dado rail at height.	
Access	Above fixed ceiling tiles	

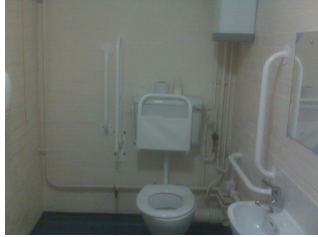


Item Number: 34280		
Building: Main Building (1)		
Floor: Ground		
Room: Unknown Use (0040)		
Location: Bitumen adhesive beneath non-asbestos floor tiles		
Material	Bitumen	Score: 1
Condition	Good	Score: 0
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 2		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 15.0 sq.m
Comments	Asbestos was only found in the bitumen adhesive below the non-asbestos floor tiles (09202/90203). 2024 - Not accessed during inspection. Item is presumed to remain in situ	
Recommendation	Re-inspect at designated interval	Timescale: Within 24 Months
Other Room Comp	Plaster ceiling, plaster/brick walls, fibreboard pin boards, timber boxing to heating pipes at floor level, metal infill panel to window, timber door/frames, metal window frame, carpet over non-asbestos floor tiles	
Access		




Item Number: 57647		
Building: Main Building (1)		
Floor: Ground		
Room: Circulation Space (0045)		
Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Plaster ceiling, brick walls, vinyl floor	
Access		


Item Number: 34281		
Building: Main Building (1)		
Floor: Ground		
Room: Girls Lavatory 4 (0050)		
Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments	No suspect materials found	
Recommendation		Timescale: NA
Other Room Comp	Plaster ceiling, brick walls, plastic WC furniture, plastic pipework, vinyl floor	
Access		

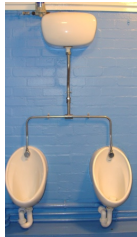
Item Number: 34274 Building: Main Building (1) Floor: Ground Room: W.C. (0055) Location: General room view		
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Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments	No suspect materials found	
Recommendation		Timescale: NA
Other Room Comp	Plaster ceiling, plaster/brick walls, vinyl floor, modern door, modern ceramic cistern	
Access		


Item Number: 34282 Building: Main Building (1) Floor: Ground Room: () Location: No suspect materials found		
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Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments	No suspect materials found	
Recommendation		Timescale: NA
Other Room Comp		
Access		


Item Number: 34283		
Building: Main Building (1)		
Floor: Ground		
Room: Games Area 6 (0070)		
Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Fibreboard fixed ceiling panels, fibreboard wall panels, large modern floor tiles, plaster/brick walls	
Access		


Item Number: 34284		
Building: Main Building (1)		
Floor: Ground		
Room: Boys Lavatory 3 (0080)		
Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments	No access into boxing	
Recommendation		Timescale: NA
Other Room Comp	Plaster ceiling, brick walls, ceramic WC furniture, timber boxing at floor, level, vinyl floor	
Access	Within boxing	


Item Number: 34285		
Building: Main Building (1)		
Floor: Ground		
Room: Room 2 (0090)		
Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Fibreboard fixed ceiling tiles, wood ceiling tiles, plaster/brick walls, wood panels over high level windows, carpet and concrete	
Access		


Item Number: 34286		
Building: Main Building (1)		
Floor: Ground		
Room: Lounge 1 (0100)		
Location: White floor tiles		
Material	Vinyl Floor Tile	Score: 1
Condition	Good	Score: 0
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 2		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 30.0 sq.m
Comments	2024 Reinspection - Item remains in situ, tiles lifted slightly in RHS of the room	
Recommendation	Re-inspect at designated interval	Timescale: Within 24 Months
Other Room Comp	Large fibreboard fixed ceiling panels, plaster stud walls over solid walls, timber panels over high level windows	
Access		


Item Number: 34287		
Building: Main Building (1)		
Floor: Ground		
Room: Kitchen 8 (0110)		
Location: Sink pad		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification	Yes	Quantity: 2.0 no.
Comments	No access within old water heater	
Recommendation		Timescale: NA
Other Room Comp	Fibreboard fixed ceiling tiles, wood ceiling tiles, plaster/brick walls, vinyl floor, old water heater	
Access	Old water heater	


Item Number: 34276		
Building: Main Building (1)		
Floor: Ground		
Room: Unknown Use (0115)		
Location: General room view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Now room 110	
Access		

Item Number: 34288		
Building: Main Building (1)		
Floor: Ground		
Room: Leader 10 (0120)		
Location: Floor tiles beneath carpet		
Material	Vinyl Floor Tile	Score: 1
Condition	Minor Localised Damage or Low Damage	Score: 1
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 3		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 15.0 sq.m
Comments	Removal recommended due to damage. 2024 Reinspection- Floor tiles presumed to remain in situ below the carpet, limited access within room due to stored items.	
Recommendation	Remove the asbestos	Timescale: Within 24 Months
Other Room Comp	Fibreboard fixed ceiling tiles, plaster/brick walls, fibreboard pin boards, timber cupboards, timber door headers, carpet over grey asbestos floor tiles	
Access	Electrics	

Item Number: 34289		
Building: Main Building (1)		
Floor: Ground		
Room: Cloaks 12 (0130)		
Location: Loose flashguard protector material		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	Removed	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification	Yes	Quantity: 1.0 no.
Comments	Item removed as sample - now room 145 on Atlas	
Recommendation		Timescale: NA
Other Room Comp	Timber door header, fibreboard fixed ceiling tiles, brick walls, wood cladding to ceiling, large modern floor tiles, concrete floor	
Access		

Item Number: 34290		
Building: Main Building (1)		
Floor: Ground		
Room: Cloaks 12 (0130)		
Location: No access into electrical switchgear		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	No Access	Score: 3
Material Assessment Total: 3		
Material Ass' Risk	A - Low priority	
Identification	Presumed	Quantity: 0.0
Comments	No access to electrical switchgear	
Recommendation	Inspect Prior to Works	Timescale: NA
Other Room Comp	Timber door header, fibreboard fixed ceiling tiles, brick walls, wood cladding to ceiling, large modern floor tiles, concrete floor	
Access	Electrical switchgear	


Item Number: 34291		
Building: Main Building (1)		
Floor: Ground		
Room: Cloaks 12 (0130)		
Location: Black floor tiles		
Material	Vinyl Floor Tile	Score: 1
Condition	Minor Localised Damage or Low Damage	Score: 1
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 3		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 12.0 sq.m
Comments	2024 Reinspection: No debris found. Item remains in situ. Small areas of damage noted to tiles.	
Recommendation	Re-inspect at designated interval	Timescale: Within 24 Months
Other Room Comp	Timber door header, fibreboard fixed ceiling tiles, brick walls, wood cladding to ceiling, large modern floor tiles, concrete floor	
Access		


Item Number: 34294 Building: Main Building (1) Floor: Ground Room: Cloaks 12 (0130) Location: Ceiling panels	
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Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification	Yes	Quantity: 4.0 sq.m
Comments	Panels to boiler cupboard only	
Recommendation		Timescale: NA
Other Room Comp	Timber door header, fibreboard fixed ceiling tiles, brick walls, wood cladding to ceiling, large modern floor tiles, concrete floor	
Access		


Item Number: 57648 Building: Main Building (1) Floor: Ground Room: Boiler Room (0131) Location: Ceiling panels	
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Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification	Yes	Quantity: 4.0 sq.m
Comments		
Recommendation		Timescale: NA
Other Room Comp	Supalux ceiling panels, brick walls, foam insulation to water tank, MMMF pipe insulation, concrete floor and asbestos floor tiles	
Access		


Item Number: 57717		
Building: Main Building (1)		
Floor: Ground		
Room: Boiler Room (0131)		
Location: Black floor tiles at rear of boiler room		
Material	Vinyl Floor Tile	Score: 1
Condition	Good	Score: 0
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 2		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 2.0 sq.m
Comments	2024 - Bitumen remains present, floor tiles have been removed.	
Recommendation	Re-inspect at designated interval	Timescale: Within 24 Months
Other Room Comp	Supalux ceiling panels, brick walls, foam insulation to water tank, MMMF pipe insulation, concrete floor and asbestos floor tiles	
Access		


Item Number: 69321		
Building: Main Building (1)		
Floor: Ground		
Room: Boiler Room (0131)		
Location: Debris to pipework		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification	Yes	Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Supalux ceiling panels, brick walls, foam insulation to water tank, MMMF pipe insulation, concrete floor and asbestos floor tiles	
Access		


Item Number: 57649		
Building: Main Building (1)		
Floor: Ground		
Room: Dark Room (0132)		
Location: Black floor tiles		
		
Material	Vinyl Floor Tile	Score: 1
Condition	Good	Score: 0
Surface Treatment	Composite materials containing asbestos	Score: 0
Asbestos Type	Chrysotile	Score: 1
Material Assessment Total: 2		
Material Ass' Risk	A - Low priority	
Identification	Yes	Quantity: 3.0 sq.m
Comments	2024 Reinspection- Floor tiles require removal asap, Informed site contact - Ella	
Recommendation	Remove the asbestos	Timescale: Within 24 Months
Other Room Comp	Fibreboard fixed ceiling tiles, brick walls, new kitchen units	
Access		

Item Number: 34295		
Building: Main Building (1)		
Floor: Ground		
Room: Switches (0140)		
Location: No access within electrical units		
		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	No Access	Score: 3
Material Assessment Total: 3		
Material Ass' Risk	A - Low priority	
Identification	Presumed	Quantity: 0.0
Comments		
Recommendation	Inspect Prior to Works	Timescale: NA
Other Room Comp		
Access	Within old electrics	

Item Number: 57650		
Building: Main Building (1)		
Floor: Ground		
Room: Store (0145)		
Location: No access to electrics		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	No Access	Score: 3
Material Assessment Total: 3		
Material Ass' Risk	A - Low priority	
Identification	Presumed	Quantity: 0.0
Comments		
Recommendation	Inspect Prior to Works	Timescale: NA
Other Room Comp	Fibreboard fixed ceiling tiles, brick walls, supalux wall panels, concrete floor	
Access	Electric units	

Item Number: 57646		
Building: Main Building (1)		
Floor: Loft		
Room: Tank Room (0015)		
Location: Pipe insulation		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification	Yes	Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp	Wood ceiling and beams, brick walls, wood floor, plastic water tanks, MMMF pipe insulation throughout	
Access		

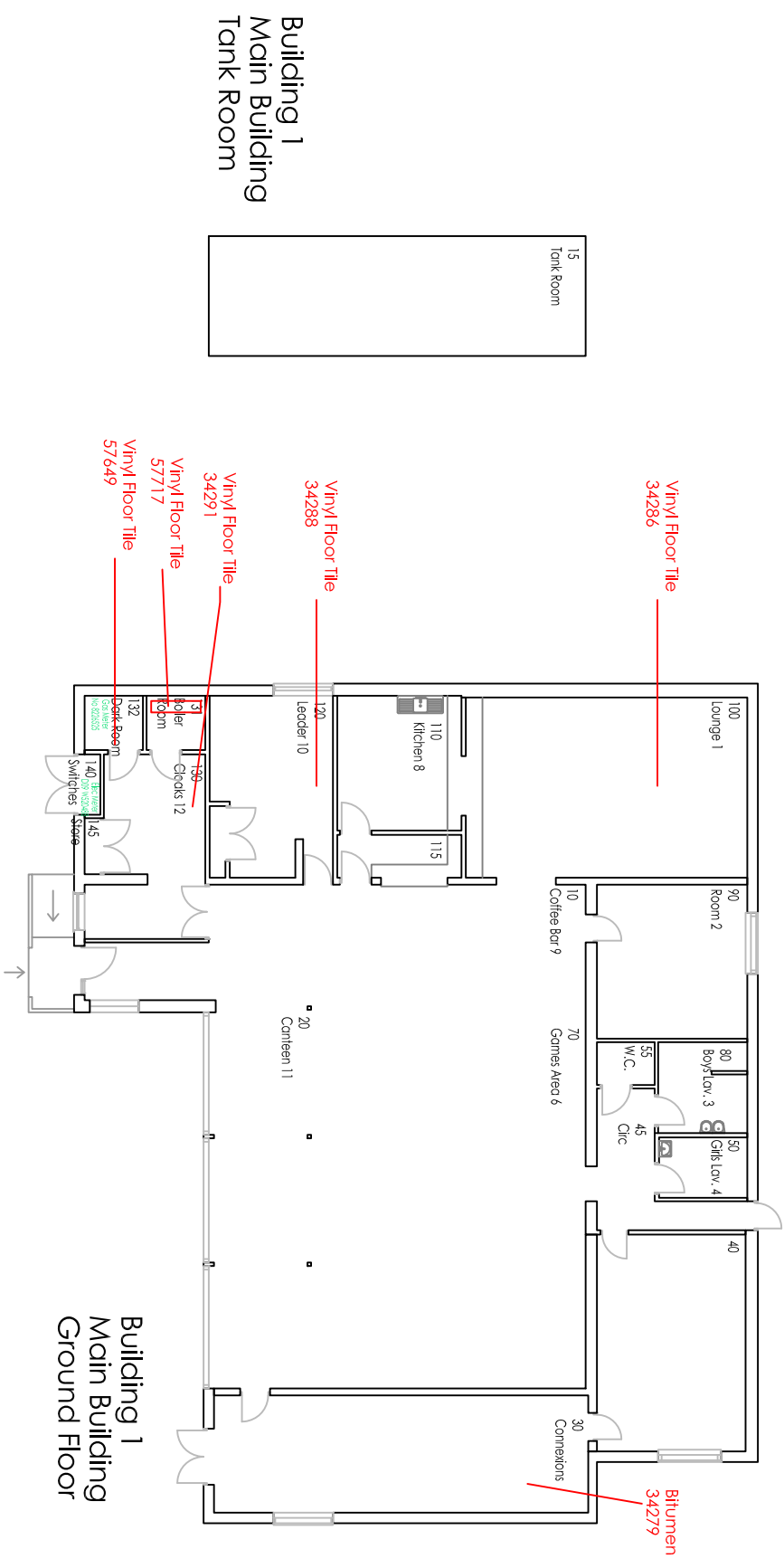
Item Number: 68161		
Building: Main Building (1)		
Floor: Roof		
Room: ()		
Location: No access to roof		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	No Access	Score: 3
Material Assessment Total: 3		
Material Ass' Risk	A - Low priority	
Identification	Presumed	Quantity: 0.0
Comments		
Recommendation	Inspect Prior to Works	Timescale: NA
Other Room Comp		
Access	Roof	

Item Number: 34275		
Building: Main Building (1)		
Floor: Exterior		
Room: ()		
Location: General view		
Material		Score: 0
Condition		Score: 0
Surface Treatment		Score: 0
Asbestos Type	None Detected	Score: 0
Material Assessment Total: 0		
Material Ass' Risk		
Identification		Quantity: 0.0
Comments		
Recommendation		Timescale: NA
Other Room Comp		
Access		

4- Marked Up Floor Plans

File Name
4264-01-00-asbestos.pdf
4264-01-1f-asbestos.pdf

4264-01-rf-asbestos.pdf
4264-all-rf-asbestos.pdf



Building 1
Main Building
Tank Room

Building 1
Main Building
Ground Floor

Studley
Studley Youth Centre
937/9999 4264

Revisions	
Date	
31.03.2004	A. Entrance Change, Ljm
02.12.2005	B. Return Survey, SBRO
10.12.2007	C. Return Survey, DHAR
18.03.2010	D. Phase details added, AMAS
17.04.2012	E. Roof Detail Added, THUT

PROJECT	
Studley Youth Centre	
SHIRE HALL WARWICK CV34 4RP	
DRAWING TITLE	
Composite Floor Plan	
Drawing Status	CAD-CAP
Drawn by	Initials Date
Checked by	CAD-CAP 11.12.2001
Scale	DBUC 19.02.2002
Drawing No.	1:100 @ A
Revision	E



RESOURCES GROUP
PHYSICAL ASSETS

PROJECT
Studley Youth Centre
SHIRE HALL WARWICK CV34 4RP
DRAWING TITLE
Composite Floor Plan
Drawing Status
CAD-CAP
Drawn by
Checked by
Scale
Drawing No.
Revision