

ASBESTOS SURVEY REPORT

Client: Westmeath County Council

Location: Belvedere Orphanage, Tyrrellspass,
Co. Westmeath N91 W2K4

Date of Survey: 06/12/2023

Prepared by: Denis Linehan, Ayrton Group

Report: Asbestos Survey Report

Testing Laboratory: Celtic Laboratories Ltd.

Signed: *Denis Linehan, BA, DBA,
Diploma in Occupational Health and Safety,
P402 – Surveying and Sampling Strategies for
Asbestos in Buildings*

Report date: 31/01/2024



Foreword:

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by Surveyor. The report must also be designated `final` on the signatory sheet.

Please note that Ayrton Consultancy Ltd., t/a Ayrton Group, cannot be held responsible for the way in which the Client interprets or acts upon the results.

The report must be read in its entirety including any appendices. Ayrton Consultancy Ltd., t/a Ayrton Group accepts no responsibility for sub-division of this report.

In this type of survey, where ACM (Asbestos Containing Material) is identified as for removal and not for management, the survey does not normally assess the condition of the ACM, other than to indicate areas of damage or where additional asbestos debris may be present. Where the asbestos removal may not take place for some time, the ACM condition will need to be assessed and managed.

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FULL REPORT

BACKGROUND

Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance to name a few. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded. The use of asbestos containing materials (ACMs) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties caused by inhalation of the fibres which can get lodged in the lining of the lungs causing disease and death.

- ACM removals are to be accounted for in an Asbestos Removal Plan and all operatives involved in same are to receive Asbestos Awareness training.
- Current Legislation ([The Safety, Health and Welfare at Work \(Exposure to Asbestos\) \(Amendment\) Regulation 2010 \(S.I. No. 589/2010\)](#)) states that all such activities must be accounted for in an Asbestos Management/Removal Plan and job specific SOP/RAMS.
- If the removals are of a friable nature, 14-day notification is to be furnished to the H.S.A (Health & Safety Authority) along with all other relevant documentation for said works, a list of notifiable removals can be obtained in the Practical Guidelines on ACM Management and Abatement issued by the HSA, tables 19 and 20.

EXECUTIVE SUMMARY

Following a request made by Westmeath County Council., Ayrton Group have produced this Asbestos Survey report relating to the inspection of the buildings at Belvedere Orphanage, Tyrrellspass, Co. Westmeath N91 W2K4.

The survey included an internal and external inspection of the building and outhouses, where possible, and contents as within at the aforementioned location. The area surveyed was based on the building identified for renovations.

The building surveyed is a detached two storey unoccupied dwelling house with outhouses. Due to its height the main roof was not accessible but samples were taken of the lower level porch and lean too extension at the rear.

There was no boiler house in the house.

The survey was undertaken to confirm whether asbestos containing materials (ACMs) within the scope of the asbestos survey were present and presenting a risk.

- The survey was undertaken on the 06/12/23 to confirm whether asbestos containing materials (ACMs) within the scope of the asbestos survey were present and presenting a risk.
- The scope of this asbestos survey was confined to the areas of the buildings mentioned above.
- Asbestos Containing Materials (ACMs) were found in two of the samples taken at this location.

INTRODUCTION

The building surveyed is an unoccupied detached dwelling house and outhouses at Belvedere Orphanage, Tyrrellspass, Co. Westmeath.

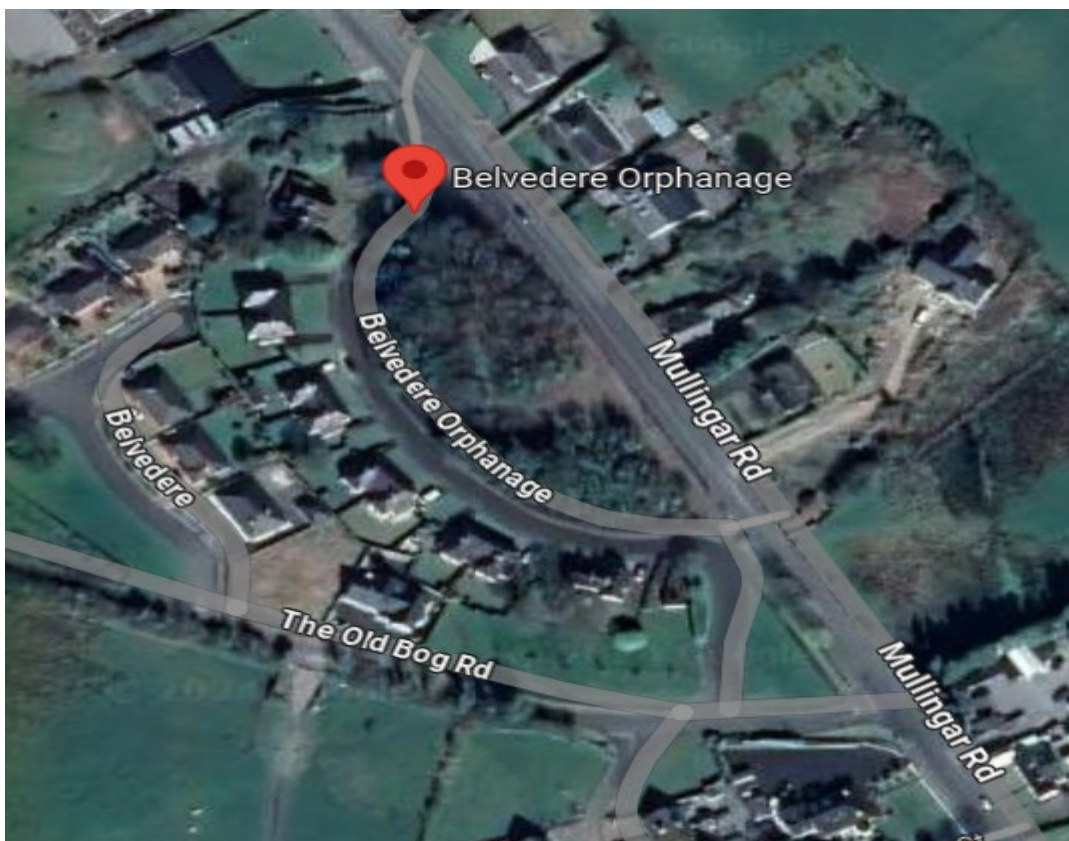
The age of construction of the premises was not known.
The building had not undergone any notable renovations.
There was no boiler house in the house.

This inspection and survey were facilitated by Mr. Paul Browne of Westmeath County Council.

No Asbestos register or previous surveys were available for this property when discussed.

The condition of the upper floors were not established so extreme caution was exercised when accessing the rooms upstairs. Access wasn't available to the main roof due to its height, but samples were taken of the lower level porch and lean too extension at the rear. The main roof appeared to have a natural slate for the most part. The section of the front porch sampled was what appeared to be patched areas with manufactured slate.

See photos in the General Photos section in Appendix B.



Site location, Belvedere Orphanage, Tyrrellspass, Co. Westmeath N91 W2K4

Scope & Purpose

Scope

The scope of the survey was to further assess the presence of asbestos containing materials (ACMs) or suspected ACMs and confirm whether asbestos containing materials (ACMs) within the scope of the asbestos survey were found to be present in the building and its contents.

This report provides a record and assessment of the extent and characteristics of ACMs and is based on information made available on/ about the dates/s of the survey.

Westmeath County Council., commissioned Ayrton Group to undertake an asbestos survey of the building to ensure that persons on site will not be exposed to asbestos containing materials during any works and to ensure compliance in relation to same under current guidance and legislation. This particular survey comprised of an Asbestos Survey, carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006, the Health and Safety Executive's (UK) guidance document HSG 264 (Asbestos: The Survey Guide) and HSG 227 (A Comprehensive Guide to managing Asbestos in Premises).

This means that:

- As far as reasonably practicable, locate and describe all ACMs in all reasonably accessible areas within the scope of the survey.
- A sampling programme is undertaken to identify possible ACMs.

Purpose

The Purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at this property are not exposed to asbestos-related health risks.
- Enable the Management and/or Contractors to take appropriate precautions so that people who currently work at this property are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan before any works are carried out.

Sampling:

During the survey of the premises on the 06/12/23 at Belvedere Orphanage, Tyrrellspass, Co. Westmeath, eleven samples of suspected ACMs were taken for analysis.

The samples were taken of suspected ACMs in areas such as the roof slate, corrugated roof sheets, floor coverings, wallpaper, partition board, ceiling board, panels and the attic water tank.

See findings below for full details and appendix B.

All samples were taken as per HSG264 and HSG248 (as endorsed by HSA) guidance.

Findings:

Asbestos Containing Materials/ ACMs were detected to be present in the two samples taken from the premises. See below.

PRESENTATION OF FINDINGS

Samples taken for analysis to determine the presence of ACMs and results are as follows.

Sample no.	Location	Material	Asbestos Type
1	Front porch roof. Note these were the areas that had been patched with manufactured slate.	Cement roof slate	NADIS
2	Back porch/hallway. Area of circa 2.9m x 1.8m.	Cement roof corrugated sheeting	CHRYBOTILE
3	Back window on the first floor of the lean too building.	Putty/paint	NADIS
4	Roof of back extension/lean too building.	Cement roof slate	NADIS
5	Living room	Floor lino (green/grey)	NADIS
6	Living and sitting rooms to the front of the house on the ground floor	Combination of wallpaper (patterned)	NADIS
7	Living room/storeroom wall	Wall partition board/plaster (white)	NADIS
8	Hall to bedroom 3 and bathroom/toilet	Ceiling board (white)	NADIS
9	Bedroom 3	Ceiling mortar/plaster	NADIS
10	Upstairs bathroom	Wall panel (black)	NADIS
11	Attic	Cement water tank (grey)	CHRYBOTILE CROCIDOLITE

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. All samples will be retained in the laboratory for a minimum of 6 months.	KEY	NADIS	NO ASBESTOS DETECTED IN SAMPLE
		CROCIDOLITE	Typically known as Blue Asbestos (Amphibole Group)
		AMOSITE	Typically known as Brown Asbestos (Amphibole Group)
		CHRYBOTILE	Typically known as White Asbestos (Serpentine Group)
		ANTHOPHYLLITE	Asbestos (Amphibole Group)
		ACTINOLITE	Asbestos (Amphibole Group)
		TREMOLITE	Asbestos (Amphibole Group)

Caveats

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though unlikely, further undetected ACMs may still be present within the premises. The client should therefore be aware of their responsibilities for identifying, locating, removing and/or managing all ACMs within the premises, and for notifying the appropriate authorities where necessary.



CONCLUSION

Asbestos Containing Materials/ ACMs were detected to be present in two of the samples taken in the premises. These were the corrugated roof sheeting at the rear on the porch and the water tank in the attic.

APPENDIX A
RESULTS OF LABORATORY ANALYSIS

ASBESTOS BULK IDENTIFICATION REPORT				
Report no:	A-03145	Date of Issue:	15/12/2023	
Client Details:	Westmeath County Council			
Identification of asbestos content of suspected asbestos containing material stated to have been sampled from the following location / site:				
Westmeath County Council premises at Belvedere Orphanage, Tyrrellspass, Co. Westmeath N91 W2K4				
No. of Samples received:	11	Date of receipt in Lab:	12/12/2023	Date of analysis: 15/12/2023
Methodology: Analysis of samples received was carried out in accordance with HSE Method MDHS 77/HGS 248 and documented in-house methods.				
TEST RESULTS				
Sample no.		Location	Material	Asbestos Type
1		Front porch roof. Note these were the areas that had been patched with manufactured slate.	Cement roof slate	NADIS
2		Back porch/hallway. Area of circa 2.9m x 1.8m.	Cement roof corrugated sheeting	CHRYBOTILE
3		Back window on the first floor of the lean too building.	Putty/paint	NADIS
4		Roof of back extension/lean too building.	Cement roof slate	NADIS
5		Living room	Floor lino (green/grey)	NADIS
6		Living and sitting rooms to the front of the house on the ground floor	Combination of wallpaper (patterned)	NADIS
7		Living room/storeroom wall	Wall partition board/plaster (white)	NADIS
8		Hall to bedroom 3 and bathroom/toilet	Ceiling board (white)	NADIS
9		Bedroom 3	Ceiling mortar/plaster	NADIS
10		Upstairs bathroom	Wall panel (black)	NADIS
11		Attic	Cement water tank (grey)	CHRYBOTILE CROCIDOLITE
Signed: <i>Denis Linehan</i>			31 st January 2024	

APPENDIX B ASBESTOS CONTAINING MATERIALS & PHOTOGRAPHIC EVIDENCE

PHOTOGRAPH'S:	COMMENTS:
<p data-bbox="204 353 268 383">No 1.</p> 	<p data-bbox="1086 383 1225 412">Front porch.</p> <p data-bbox="1086 450 1369 539">A sample was taken here of the manufactured roof slate (black).</p> <p data-bbox="1086 577 1209 607">Sample S1.</p> <p data-bbox="1086 645 1369 734">The lab results show that Asbestos was Not detected in the sample.</p>
<p data-bbox="204 1050 268 1079">No 2.</p> 	<p data-bbox="1086 1115 1257 1182">Roof on back porch/hallway.</p> <p data-bbox="1086 1220 1369 1377">A sample was taken here of the corrugated cement roof sheeting underneath the leaves and ivy in the photo shown here.</p> <p data-bbox="1086 1415 1209 1444">Sample S2.</p> <p data-bbox="1086 1482 1369 1706">The lab results show that Asbestos was detected in the sample. The roof area is circa 2.9m x 1.8m, as per drawings received reference 105_01_002.</p>

No 3.



Window on the first floor back extension.

A sample was taken from the window putty/paint.

Sample S3.

The lab results show that Asbestos was Not detected in the sample.

No 4.



Back roof lean too building.

A sample was taken here of the manufactured roof slate.

Sample S4.

The lab results show that Asbestos was Not detected in the sample.

No 5.



Ground floor living room.

A sample was taken here of the floor lino.

Sample S5.

The lab results show that Asbestos was Not detected in the sample.

No. 6.





Ground floor living and sitting rooms.



A sample of the wallpaper (patterned) was taken here from two rooms.

Sample S6.

The lab results show that Asbestos was Not detected in the sample.



<p>No. 7.</p> 	<p>Living room.</p> <p>A sample of the wall plaster board between the living room and storeroom was taken here.</p> <p>Sample S7.</p> <p>The lab results show that Asbestos was Not detected in the sample.</p>
<p>No. 8.</p> 	<p>First floor hallway outside bedroom 3 and the bathroom/toilet.</p> <p>A sample of the ceiling board was taken here.</p> <p>Sample S8.</p> <p>The lab results show that Asbestos was Not detected in the sample.</p>

<p>No. 9.</p> 	<p>First floor bedroom 3.</p> <p>A sample of the ceiling board was taken here.</p> <p>Sample S9.</p> <p>The lab results show that Asbestos was Not detected in the sample.</p>
<p>No. 10.</p> 	<p>First floor bathroom.</p> <p>A sample of the wall panel was taken here. The panel was behind the mirror on the wall and surrounding the bath.</p> <p>Sample S10</p> <p>The lab results show that Asbestos was Not detected in the sample</p>

No. 11.



Attic water tank.

A sample was taken here
of the cement water tank
in the attic.

Sample S11.

The lab results show that
Asbestos was
detected in the sample.

APPENDIX C

General photos from the survey of areas surveyed/considered:



Front and rear of the dwelling.



Sample photos of rainwater goods and a toilet flu. These were a mix of PVC and cast iron.



Side elevation over the car port. The fascia was timber.



Rear of the house and lean too outhouses.



Lino on top of rotten timber in the ground floor hallway. Lino over concrete floor tiles inside the front door.



Kitchen cooker. No rope seal present.



Electrical board. Mounted on timber board.



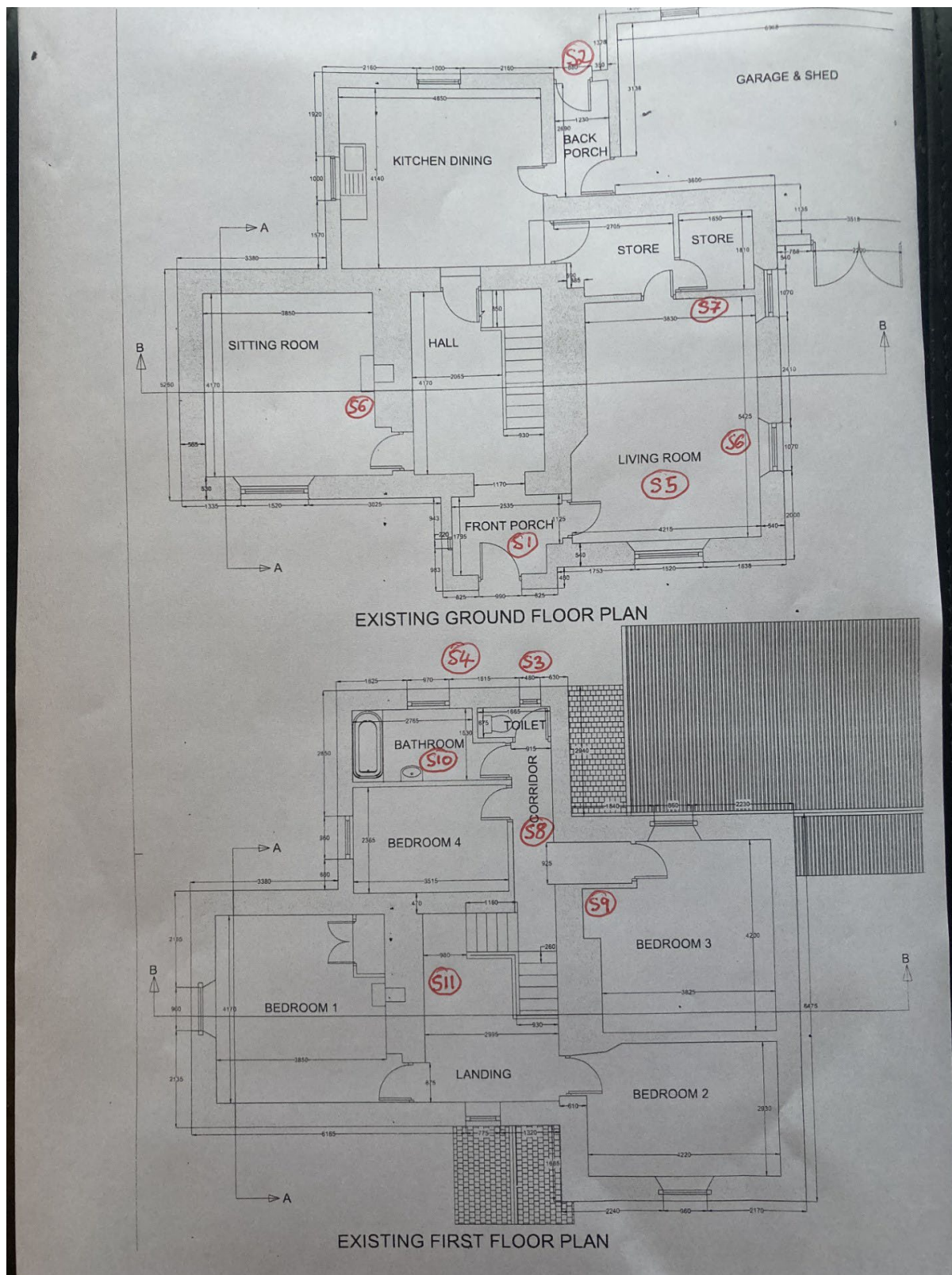
Lean too outhouse inside and outside.



Detached outhouse inside and outside.



APPENDIX D. Marked floor plans where samples were taken. Sample one is marked S1 in red and so on.



APPENDIX E

FURTHER INFORMATION

- No live electrical equipment, mechanical plant or similar requiring the attendance of specialist personal was sampled during the course of this survey.
- Any persons working on site should be vigilant to the potential risk associated with asbestos containing materials/ ACMs which maybe concealed within the building.
- Any persons working on such buildings or premises should be familiar with the contents of Asbestos surveys undertaken on the property.
- If ACMs are identified, care must be taken during the cleaning/removal stage as dust or fibres could be released. It is industry best practice to wear FFP3 facial protection, disposable overalls and disposable gloves during all cleaning, maintenance, removal and so on.
- No inspection of areas requiring specialist access equipment other than ladder access was carried out.
- All workers and contractors working at this premises should always remain vigilant to the possibility that concealed asbestos containing materials (ACMs) may be present on site. Where any suspected ACM is uncovered, work must immediately cease, and the material sampled/analysed before the work continues.

END.