



**THE CITY OF EDINBURGH COUNCIL
ANALYTICAL & SCIENTIFIC SERVICES**

ASBESTOS SURVEY

KIRK BRAE RECREATION GROUND, 1 DOUBLE HEDGES ROAD, EDINBURGH

| | |
|--------------------------------|-----------------------------|
| Category of Survey : | 2 |
| Laboratory Reference Numbers : | 50078935-50078939 |
| Survey Date : | 28 th April 2004 |
| Survey No : | CEC/329 |
| Issue No : | 1 |
| Works Order No : | 751582 |
| Property Reference No : | 3307 |

Client:

Property Management
City Development Department
City of Edinburgh Council
329 High Street
Edinburgh

Contractor for survey and analysis of materials:

Analytical and Scientific Services
City of Edinburgh Council
4 Marine Esplanade
Edinburgh EH6 7LU
Tel: 0131 555 7980
Fax: 0131 555 7987



218



1005

UKAS Accreditation Testing No. 1005
UKAS Accreditation Inspection No. 218

THE CITY OF EDINBURGH COUNCIL
ANALYTICAL AND SCIENTIFIC SERVICES

REPORT OF ASBESTOS SURVEY OF KIRK BRAE RECREATION GROUND, 1
DOUBLE HEDGES ROAD, EDINBURGH

1 INTRODUCTION

Analytical and Scientific Services was requested by Property Management, Edinburgh City Council to carry out a Type 2 survey to determine the location and condition of any asbestos and man-made mineral fibre (MMMF) materials at Kirk Brae Recreation Ground, 1 Double Hedges, Edinburgh, EH16 6TS. The survey was carried out on 28th April 2004. Material suspected of containing asbestos was noted and samples collected in order to identify the type of any asbestos present. Notes were also made on the condition, friability, etc of insulation and other material suspected of containing asbestos. The location and condition of MMMF was also noted.

2 ACCREDITATION

Analytical and Scientific Services is accredited by the United Kingdom Accreditation Service (UKAS) for the inspection of properties to establish the presence of asbestos containing materials, according to EN45004, and for the sampling and analysis of bulk materials and dusts for the presence and identification of asbestos, according to ISO17025.

Note: Analytical and Scientific Services is not accredited by UKAS for the identification of MMMF, or for any opinions that may be given in this report.

3 METHOD

The survey was carried out in accordance with documented procedures based on the requirements of the Health and Safety Executive publication MDHS100.

Each area of the property was systematically inspected for the presence of asbestos and MMMF materials using plans of the property prepared by Analytical and Scientific Services (see Figure 1). Underfloor ducts and roof voids were accessed where possible. Location codes used in the report relate to the plans in Figure 1.

Any areas to which access could not be gained are indicated in the report and are summarised in Table 4. Gas, electrical and mechanical equipment was not accessed for health and safety reasons.

The protocol for the collection of samples is detailed in the following paragraphs.

Representative samples of materials suspected of containing asbestos were carefully collected and transferred to containers prior to transfer to the laboratory. Equipment used in the collection of samples was decontaminated prior to each sample being collected. After the collection of a sample, the surfaces of the area around the sampled point were sealed in order to prevent the release of fibres.

The investigator's discretion was relied upon to ensure that the collection of samples would cause no unnecessary damage to the structure and fabric of the building. Samples were not necessarily taken from every area, e.g. if ceiling tiles were present in a number of locations one or two samples would be collected and analysed to determine if asbestos was present, and if so, which type. Tiles of a similar nature in other areas would then be assumed to be of the same type and asbestos content.

No samples of MMMF material were collected intentionally, but the presence of such materials was determined visually and noted.

Where possible, photographic evidence is provided to show all areas where samples were taken. Copies of photographs are included in the Appendix of this report; a circle on the photograph denotes the sampling point.

4 ANALYSIS OF SAMPLES

Sampling and analysis was carried out in accordance with documented procedures based on the Health and Safety Executive publication MDHS77. The procedures are available for inspection on request.

All samples collected were analysed by Analytical and Scientific Services Laboratory, 4 Marine Esplanade, Edinburgh. Analysis for asbestos was carried out by optical microscopy. Any fibres found in the samples were mounted onto glass slides in specific refractive index liquids (chosen to match individual asbestos types) and examined using polarised light and dispersion staining microscopy. Fibres were identified by comparison of their optical properties with those of standard asbestos minerals and with published data.

5 DISCUSSION OF RESULTS

The results of the sample analyses are summarised in Table 1. Four samples were collected for analysis.

Asbestos was not detected in any of the samples.

Table 2 gives a structural description of each area of the property inspected. The locations of the rooms and other areas are given in Table 2 and Figure 1.

Table 3 summarises the location of the asbestos and MMMF material detected and gives an assessment of its condition. The condition of the asbestos is classified as:

- | | |
|-------|---|
| Good: | The asbestos-based material is in sound condition and showing no signs of deterioration |
| Fair: | The asbestos-based material, although sound, is showing slight signs of surface deterioration such as hairline cracks, water stains and minor blemishes |

Poor: The asbestos-based material is badly water stained, broken, badly cracked or corroded, or fibrous material is exposed

Due to the nature and variety of MMMF materials encountered, the classification of condition is more dependent on subjective issues. However, the condition of the MMMF lagging insulation observed in the property has been classified as follows:

Good: The MMMF material is in sound condition similar to that found after installation

Fair: Limited damage is present

Poor: Much of the MMMF material has been damaged and is brittle liable to break up and raise fibres when touched

Table 3 details all areas within the property where asbestos and MMMF were found to be present. It is emphasised that not all of these areas will necessarily have been sampled and analysed during this survey.

Asbestos was not identified present in any locations within the property.

However, the Bitumen roofing felt on the Exterior (K8) roof should be classified as 'Suspect Asbestos' until its composition can be established.

Areas of the premises not accessed are indicated in Table 4.

This survey was as definitive as possible in determining the presence and condition of asbestos materials in the premises. Analytical and Scientific Services cannot be held responsible for failing to detect asbestos materials obscured behind other non-asbestos building materials when there was no reasonable evidence that they could or might be present.



Dr ANDREW C MACKIE
Head of Analytical & Scientific Services

Date: 21 May 2004

Surveyors: Graeme Scott, Scientist, David Webster, Support Assistant

Analyst of bulk materials: Graeme Scott, Scientist

Date of analysis of bulk materials: 6th May 2004

KIRK BRAE RECREATION GROUND

Table 1 - Analysis of Samples

| LAB REF NO | SAMPLE NO | LOCATION CODE(SEE FIGS) | LOCATION | SAMPLE DESCRIPTION | ASBESTOS TYPE | ESTIMATED PROPORTION OF ASBESTOS |
|---------------|-----------|-------------------------------|------------------|--------------------------------|------------------|--|
| 78936 | KS1 | K2 | Staff area | Vegetable fibre tiles | Not detected | - |
| 78937 | KS2 | K5 | Changing room | Cement board wall panelling | Not detected | - |
| 78938 | KS3 | K2 | Staff area | Cement board | Not detected | - |
| 78939 | KS4 | K7 | External toilets | Ceiling material | Not detected | - |

KIRK BRAE RECREATION GROUND

Table 2 - Description of Construction

| LOCATION CODE | LOCATION | DESCRIPTION | |
|---------------|------------------|-------------|---|
| K1 | Showers | Roof: | Wood |
| | | Walls: | Wood |
| | | Floor: | New lino |
| | | Panelling: | Metal, glass, wood, MMMF, formica |
| | | Heating: | 1 radiator |
| K2 | Staff area | Roof: | Wood, vegetable fibre board (sample taken – KS1) |
| | | Walls: | Wood |
| | | Floor: | New lino |
| | | Panelling: | Metal, glass, wood |
| | | Heating: | 1 radiator |
| | | Other: | Ceiling void accessed (Hessian lagged pipes, MMMF loft insulation), 1 Potterton Osprey boiler, loose cement board sheets (sample taken – KS3) |
| K3 | Changing 1 | Roof: | Vegetable fibre board (as KS1) |
| | | Walls: | Wood |
| | | Floor: | New lino |
| | | Panelling: | Metal, glass, wood |
| | | Heating: | 1 radiator |
| | | Other: | MMMF wall insulation |
| K4 | Changing 2 | Roof: | Vegetable fibre board (as KS1) |
| | | Walls: | Wood |
| | | Floor: | New lino |
| | | Panelling: | Wood |
| | | Heating: | 1 radiator, 1 Super Ser heater |
| | | Other: | MMMF wall insulation |
| K5 | Changing 3 | Roof: | Vegetable fibre board (as KS1) |
| | | Walls: | Wood |
| | | Floor: | New lino |
| | | Panelling: | Metal, glass, wood, cement board wall panel (sample taken – KS2) |
| | | Heating: | 1 radiator |
| | | Other: | MMMF wall insulation |
| K6 | Corridor | Roof: | Wood |
| | | Walls: | Wood |
| | | Floor: | New lino |
| | | Panelling: | Metal, glass, wood |
| | | Heating: | 1 radiator |
| K7 | External toilets | Roof: | Fibrous board (sample taken – KS4) |
| | | Walls: | Wood |
| | | Floor: | New lino, wood, quarry tiles |
| | | Panelling: | Metal, wood, formica, foam plastic, Hessian lagged pipes |
| | | Heating: | 2 radiators |

KIRK BRAE RECREATION GROUND

Table 2 - Description of Construction (Cont)

| LOCATION CODE | LOCATION | DESCRIPTION |
|------------------|----------|---|
| K8 | Exterior | Roof: Felt Walls: Brick, wood, metal Panelling: Metal, glass, wood, plastic |

KIRK BRAE RECREATION GROUND

Table 3- Summary of Asbestos and MMMF detected during survey of 28th April 2004

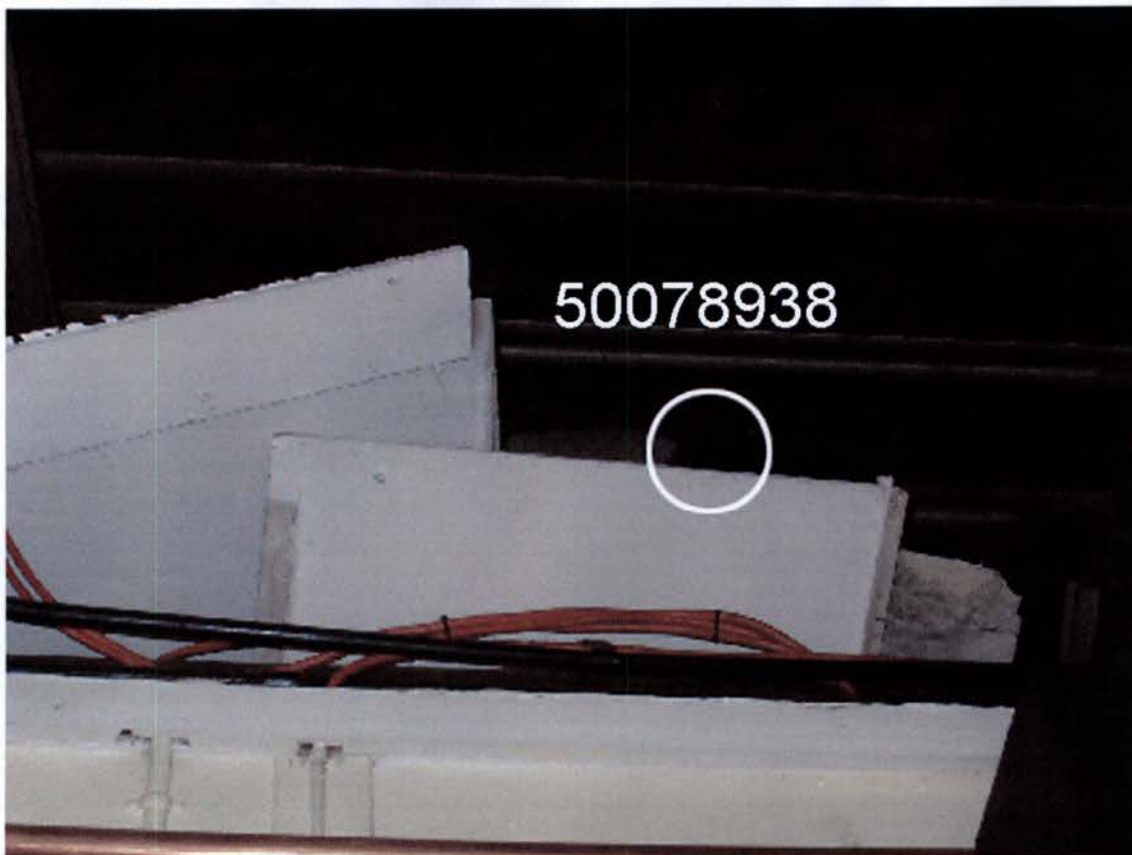
| LOCATION CODE | LOCATION | LAB REF NO | DESCRIPTION | MATERIAL INFORMATION | | | |
|---------------|------------|------------|----------------------|----------------------|-----------|-------------------|----------------|
| | | | | TYPE | CONDITION | QUANTITY | ACCESSIBILITY |
| K1 | Showers | - | Pipe insulation | MMMF | Good | - | - |
| K2 | Staff area | - | Loft insulation | MMMF | Good | - | - |
| K3 | Changing 1 | - | Wall insulation | MMMF | Good | - | - |
| K8 | Exterior | - | Bitumen roofing felt | Suspect asbestos | Good | 120m ² | Not accessible |

KIRK BRAE RECREATION GROUND

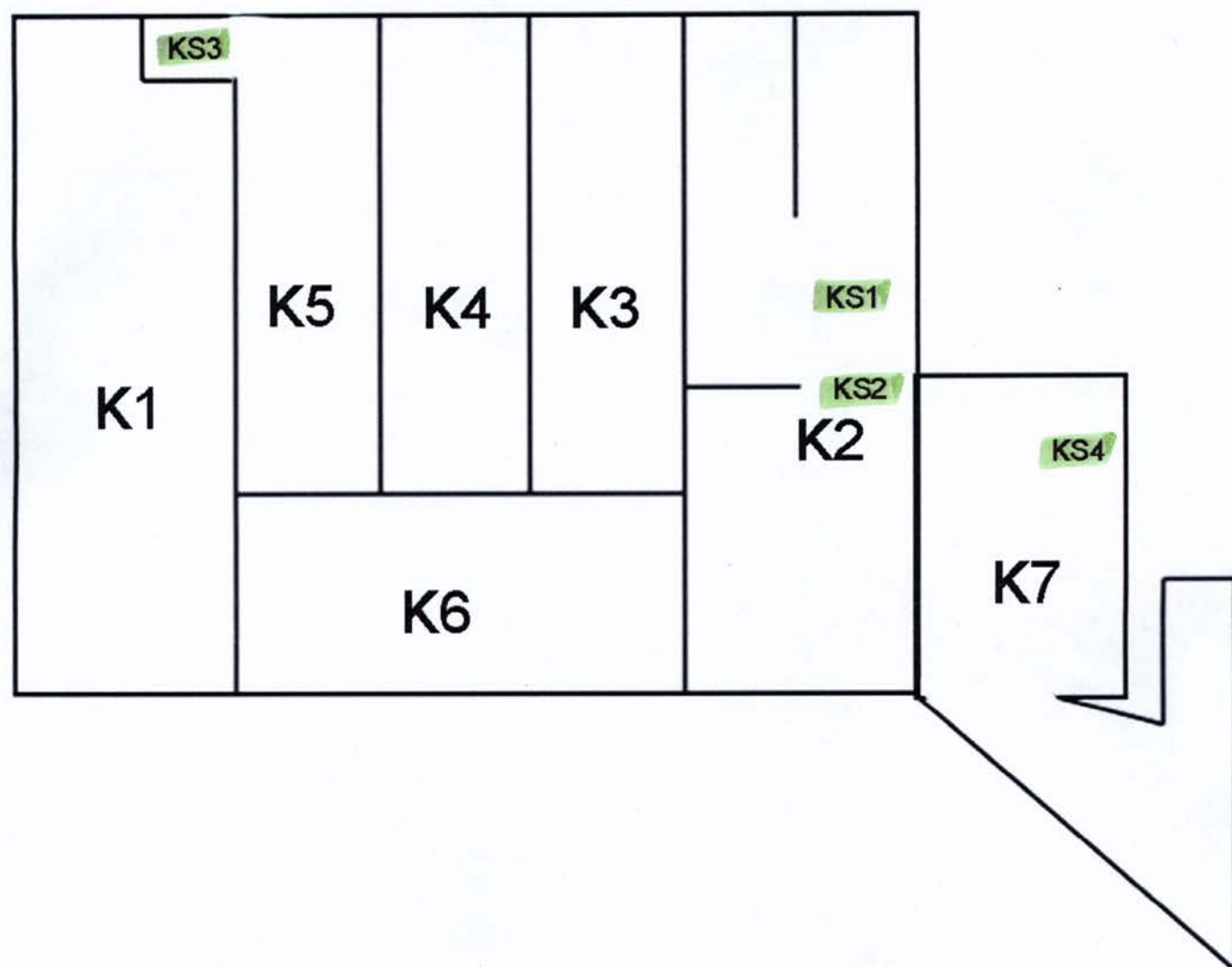
Table 4 - Areas Not Inspected

| LOCATION CODE | LOCATION | DESCRIPTION |
|------------------|---------------------------------------|--|
| | All relevant locations in property | Gas, electrical and mechanical equipment |





KIRKBRAE RECREATION GROUND



KS_n=sample taken, see table 1

K_n=location code, see table 2

*****=asbestos present, see table 3