

Harpham & Lowthorpe Village Hall

Asbestos Register & Control Policy

Stephen Harrison
January 2021

Asbestos Register & Control Policy

Scope

Tests done by a UKAS accredited laboratory, the results of which are shown in Appendix A, have confirmed that the hall roof tiles contain chrysotile asbestos, commonly known as White Asbestos. Consequently, this document sets out how the Trustees will protect those who use or maintain the hall from the risk to health that exposure to such a fibrous silicate can cause.

Note that to the best of the Trustees' knowledge no other Asbestos Containing Materials have been used to construct the village hall.

Definitions

Trustees	Those individuals recorded by the Charity Commission for England & Wales as being responsible for controlling the work, management & administration of the Harpham & Lowthorpe Village Hall Charity.
Duty Holder	The individual nominated by the Trustees to manage the presence of asbestos on the premises, and to ensure our compliance with the relevant statutory regulations,

Statement of Intent

The Trustees will meet all of their responsibilities in accordance with the requirements of the Health & Safety at Work Act 1974, the Control of Asbestos Regulations 2012 and all other applicable legislation.

The Trustees will provide as far as is reasonably practicable, the necessary resources to fulfil this commitment, seeking competent advice as and when required, and will review this policy annually or sooner if any material change is identified that may affect its implementation.

Responsibilities

The Duty Holder shall:

- a) Visually inspect the roof tiles once a year and record their condition, and arrange for a professional survey to be done if an increasing number of them begin to exhibit marked signs of deterioration;
- b) Manage the maintenance of the hall roof including guttering;
- c) Identify and record the potential risks caused by the white asbestos contained in the hall roof tiles, and determine how they might be mitigated.

Condition of the Hall Roof

The outcome of the last inspection of the hall roof is detailed in Appendix B.

The vast majority of the roof tiles are assessed to be in fair condition, and if not disturbed will therefore pose no risk to health. Consequently, the Trustees have no plans in the near term to replace the existing

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roof tiles with an alternative product, and will instead action the replacement of any dislodged and or broken tiles as and when needed.

Control Measures

The control measures below will be implemented to help mitigate the risk of exposure to the asbestos contained in the hall roof tiles.

- a) Signage is to be placed in a prominent position near the entrance to the hall to advise any attending emergency services that the roof tiles contain white asbestos;
- b) A copy of this policy is to be pinned to the notice board inside the hall;
- c) Following severe weather, a check will be made to see if any roof tiles and/or mosses have been dislodged from the roof and fallen to the ground. If so, then these will be picked up, appropriately wrapped, and taken for disposal to the Asbestos Bank at the council run tip at Carnaby. The risk to health of handling such debris is negligible, provided the items are first wetted prior to picking them up, and they are not broken into smaller pieces to suit the selected method of wrapping.
- d) The gutters will be checked periodically for any moss that may have become dislodged from the roof and accumulated therein. Such moss, which may have traces of asbestos fibre present, will be removed and placed in suitable wrapping and taken for disposal to the Asbestos Bank at the council run tip at Carnaby. The risk to health of handling such moss is negligible, given the sporadic and short duration nature of this task and the related low intensity exposure.
- e) Any substantial clearing of debris from the hall's guttering will be done in accordance with the HSE guidelines published in Asbestos Essentials Document reference: A10 - Cleaning Debris from Guttering on an Asbestos Roof.
- f) Work to remove and replace damaged roof tiles will only be placed with a contractor who has experience of dealing with asbestos roof tiles and is able to carry out an adequate assessment of the related risks involved.
- g) The presence of asbestos in the roof tiles will be brought to the attention of anyone who is to perform work that might disturb them. For example, any refurbishment of the soffits, eaves, bargeboards and erection of any associated scaffolding. Such workers will be told to immediately stop work should any roof tiles be inadvertently damaged and to contact the Duty Holder to agree next steps.
- h) Any work that might disturb the roof tiles is only to be carried out when the hall is empty of any users.

References

Further guidance on how to manage asbestos may be found in the documents referenced below.

1. Ref. L143 (2nd Edition), published by the Health & Safety Executive - Managing & Working with Asbestos; Control of Asbestos Regulations 2012; Approved Code of Practice & Guidance.
2. Ref EM5, published by the Health & Safety Executive – Wetting Asbestos Materials.
3. Ref EM6, published by the Health & Safety Executive – Personal Protective Equipment.

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4. Ref EM8, published by the Health & Safety Executive – Personal Decontamination
5. Ref EM9, published by the Health & Safety Executive – Disposal of Asbestos Waste.
6. Ref A10, published by the Health & Safety Executive – Cleaning Debris from Guttering on an Asbestos Roof.
7. Ref A12, published by the Health & Safety Executive – Cleaning Weathered Asbestos Cement Roofing
8. Ref. A13, published by the Health & Safety Executive – Repairing Damaged Asbestos Cement
9. Ref A14, published by the Health & Safety Executive – Removing Asbestos Cement (AC) Sheets etc & dismantling a small AC structure

Appendix A Test Results



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East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

13th January 2021

REPORT NUMBER ERL/110568

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer: Mr S Harrison
The Old Chapel
Main Street
Harpham
East Yorkshire
YO25 4QY

Site reference: The Harpham & Lowthorpe Village Hall, Station Road,
Harpham, YO25 4QY

Order reference: Written

Number of samples: 2

Sample(s) taken by: S Harrison

Date received: 12/01/21

Date of analysis: 13/01/21

Method: Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

Analysed by: Ms S Hart

Analysed at: East Riding Laboratories Ltd, Hull

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Report number ERL/110568

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Appendix A Test Results

RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/447822	Sample 1	Roof tile	South end of catslide roof	Chrysotile (White Asbestos)
ERL/447823	Sample 2	Roof tile	North end of catslide roof	Chrysotile (White Asbestos)

REPORTED BY

S Hart

Mrs S Hart BSc (Hons)
Managing Director

Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

Appendix B

Condition of Roof

The Trustees commissioned a building survey to be done by Delaney Marling Partnership Limited on 15th December 2020. Below is an extract from their published report covering the condition of the hall roof. The inspection was done from ground level using binoculars.

"The main roof area of the village hall is provided with a pitched structure, with a catslide element/gradient evident to the rear side elevation. The roof area was found to be covered with an asbestos cement plain roof tile laid with a lap.

The asbestos cement tile coverings were generally found to be in fair condition although supporting a large degree of moss growth across the provision (see photo 1). To the rear catslide element in particular the change in gradient, a number of tiles are displaced, with repair evident (see photo 2).

The tiles along the top of the roof (the ridge tiles) are covered with angled clay profiled ridge tiles of a contrasting colour to the main coverings. The mortar pointing to the ridge tiles was found to be in fair condition although open/cracked/missing in isolated areas and should be repointed to maintain a watertight roof structure. Inspection of the provision was found to be restrictive due to the levels of moss growth evident to the mortar detail (each side of the ridge)

The verge detail at the junction of the gable external walls and the edge of the pitched roof coverings were found to be formed/completed with a painted softwood timber moulding fixed to the face of the bargeboard present. The detail was found to be in fair condition although minor decay of the timber was evident."



Photo 1



Photo 2