



## Asbestos Management Plan

The trustees of the Woodlands Village Hall Dorset charity (WVH) are responsible for the charity's property and its premises. The trustees have a legal duty to manage any asbestos containing materials (ACMs) on the premises or property. The trustees are the duty holder.

### Hall Construction

- The hall was built in 1975. The floor is a solid concrete slab set with Parquet flooring. The walls are made with a 122 stud, the external faces are 9mm ply cladded with a plastisol finished steel face, internal face is a fibre board and the gap between is insulated with either rockwool or fibreglass blanket. The windows are aluminium double glazed units that are not thermally broken.
- The toilets were remodelled in 2005 to include a disabled facility in the female WC, new sanitaryware, partitions and floor covering.
- In 2015 a new roof system and insulation was installed.
- In 2022 the old immersion hot water tank and gravity cold water storage tank were replaced with a new pressurised unvented system.

### Asbestos Register

In August 2023 SLR Environmental Ltd were contracted to undertake an asbestos management survey and sampling analysis. The survey is available on request.

### Summary Findings

- Chrysolite (white asbestos) has been found in the textured coating (Artex) covering the ceiling in the main hall, kitchen, toilets and entrance lobby.
- Chrysolite (white asbestos) has been found in the adhesive to concrete beneath the vinyl flooring in the male and female toilets.
- The internal seal of the skylight in the female toilet is presumed to contain asbestos. Due to access issues this was not inspected or tested. The ACM in this location would only become an issue if the skylight had to be repaired or replaced.
- All ACMs are in locations that are unlikely to be disturbed or damaged during day to day use of the hall.
- ACMs found in locations 001 and 005 require encapsulation. See management plan for details.

In all cases the Material Assessment Score is 3 meaning that the potential of the ACMs to release fibres is very low. Risks for day to day users of the hall are very low.



## ASBESTOS REGISTER

Woodlands Village Hall										
Floor/ Location	Location Number	Location Name	Identification Code	Material Description	Ease of Access	Extent	Analysis Result	Material Assessment Score	Recommended Action/Timescale	Remarks
0	001	Main Hall	PR07561 S001	Coating to plasterboard ceiling - Textured Coating	Medium	122 m <sup>2</sup>	CH	3 - Very Low	Encapsulate - As soon as practicable	Sample taken at various points across room. Small area of damage witnessed above rear external door, does not pose immediate risk but encapsulation is recommended.
0	002	Kitchen	PR07561 S003	Coating to plasterboard ceiling - Textured Coating	Medium	15 m <sup>2</sup>	CH	3 - Very Low	Manage - 12 Months	Midern tank within corner rimber boxing. Modern electrics within timber boxing. Modern sink unit. Two layers of modern vinyl to screed.
0	003	Female WC	PR07561 X003	Coating to plasterboard ceiling - Textured Coating	Medium	12 m <sup>2</sup>	CH	3 - Very Low	Manage - 12 Months	Plasterboard surround to skylight. Sealed modern vinyl. Ceramic cisterns. Sealed timber boxing.
0	003	Female WC	PR07561 P LAG	To skylight - Limited Access Gained	Difficult		N/A	N/A	Further investigation - Prior to access	Plasterboard skylight surround. Potential for asbestos rope seal to be present, unable to inspect during survey.
0	004	Male WC	PR07561 S004	Coating to plasterboard ceiling - Textured Coating	Medium	5 m <sup>2</sup>	CH	3 - Very Low	Manage - 12 Months	



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Floor/ Location	Location Number	Location Name	Identification Code	Material Description	Ease of Access	Extent	Analysis Result	Material Assessment Score	Recommended Action/Timescale	Remarks
0	004	Male WC	PR07561 S005	Adhesive to concrete beneath modern vinyl flooring - Bituminous Product	Difficult	7 m <sup>2</sup>	CH	3 - Very Low	Manage - 12 Months	
0	005	Entrance lobby	PR07561 X004	Coating to plasterboard ceiling - Textured Coating	Medium	4 m <sup>2</sup>	CH	3 - Very Low	Encapsulate - As soon as practicable	Carpet to stone tiled flooring. Line of damage witnessed to textured coating, poses no immediate risk but encapsulation is recommended.
EXT	006	External areas	PR07561 P LAG	Roof - Limited Access Gained	Difficult	N/A	N/A	N/A	Further investigation - Prior to access	Metal and timber fascias panels. Plastic rainwater goods. Modern rubber lining to roof. Timber built storage shed with corrugated metal roof. Inspection from ground floor, no safe access to fully inspect roof area.

## NON-ASBESTOS REGISTER

Woodlands Village Hall								
Floor/ Location	Location Number	Location Name	Identification Code	Material Description	Extent	Analysis Result	Recommended Action/Timescale	Remarks
0	001	Main Hall	PR07561 S002	Adhesive beneath parquet flooring - Bituminous Product	122 m <sup>2</sup>	NAD	No further action	



## Management Plan

- Asbestos is only dangerous when disturbed - avoid unnecessary disturbance
- The duty to manage does not require asbestos removal
- A specialist is not always required for works involving ACMs (refer to HSE guidance)
- The plan should be updated whenever work affects ACMs (see appendix A)
- Regular monitoring of the condition of ACMs is recorded (see appendix B)
- Hall hirers are requested (as part of the hiring T&Cs) not to penetrate the textured ceiling covering at any location in the hall

## Communication plan

- This management plan has been shared with all committee members and volunteers of the charity at the September 2023 meeting.
- This plan will be shared with all regular contractors (e.g. cleaners) and any contractors commissioned to undertake work on charity premises.
- This plan is available on site in the health & safety folder and on the charity's website and is referenced in our Terms & Conditions which are sent via email to hirers as part of the letting process.
- The trustees are responsible for managing asbestos. This plan will be reviewed and updated every 12 months. All ACMs will be inspected every 12 months as part of this plan review. Inspections are recorded in the 'Operational Checklist' which is kept in the health and safety file in the kitchen.

## Remedial Work

Location	Work	Date Completed
001 – Main hall	Encapsulate small area of damage above rear external door with Bostik ET150 encapsulant	5 <sup>th</sup> Oct 2023
005 – Entrance lobby	Encapsulate line of damage to textured coating to ceiling with Bostik ET150 encapsulant	5 <sup>th</sup> Oct 2023



## Appendix A

Work affecting ACMs

Date	Description of Work	Impact
16/09/2024	Installation of heat detector in kitchen	Detector is secured to the ceiling using screws through the textured coating. Power is supplied via trunked cabling. Trunking secured to ceiling using screws and/or adhesive backing on trunking.

## Appendix B

See 'Operational Checklist' document for records of inspections. Document kept in health and safety file in kitchen.

Monitoring Plan – Previous Repairs

Location	Description
001 Main Hall	Textured coating to plasterboard ceiling. Condition of encapsulation
005 Lobby Entrance	Textured coating to plasterboard ceiling. Condition of encapsulation

Monitoring Plan – Manage

Location	Description
001 Main Hall	Textured coating to plasterboard ceiling
002 Kitchen	Textured coating to plasterboard ceiling
003 Female WC	Textured coating to plasterboard ceiling
003 Female WC	Underfloor adhesive
004 Male WC	Textured coating to plasterboard ceiling
004 Male WC	Underfloor adhesive
005 Lobby Entrance	Textured coating to plasterboard ceiling



Building Plan

