

## SOCIAL HOUSING DEVELOPMENT

### RATHELLEN HOUSE, FINISKLIN, SLIGO

#### Refurbishment Asbestos Survey Report



SHB3-FIN-CS-RPS-RP-RP010

Asbestos Survey Report

P02

07<sup>th</sup> February 2022

## ASBESTOS SURVEY REPORT

### Document status

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### Approval for issue

Des Keane



7 February 2022

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Prepared by:

**RPS**

Prepared for:

**Sligo County Council**

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# 1 INTRODUCTION

As part of the social housing development on the site of Rathellen House, it is proposed to refurbish the existing building and an outbuilding and demolish several other outbuildings. Rathellen House is a mid-19th Century dwelling which was extended and modified towards the latter part of the 19th century. It was the former home of local Merchant and former Mayor of Sligo, WA Woods. The house and associated outbuildings are centrally located on the site. RPS was commissioned to carry out a refurbishment asbestos survey of all accessible parts of the house and outbuildings.

Due to the extent of deterioration to the existing house, the survey was limited to the ground floor. Only partial access was available to the outbuildings due to their collapsed and overgrown nature. The accessible areas are a good representation of all parts of the buildings surveyed however RPS do not accept responsibility for any omissions or areas of the building not addressed in the report.

The initial survey was conducted on 28<sup>th</sup> May 2021. A follow up inspection was conducted on 30<sup>th</sup> September 2021 following a clean up carried out by Sligo County Council. The clean-up was coordinated by RPS and Coady Architects to create more suitable access and egress conditions through the building.

**Figure 1.1** below shows the south elevation of Rathellen House. Refer to the ground floor plans and various photos in **Appendix B** for the survey extent and sample locations.



**Figure 1-1** South elevation of Rathellen House

# 2 METHODOLOGY

The analysis of asbestos fibres in bulk materials is carried out at a OHSS laboratory. OHSS is an Irish National Accreditation Board (INAB) accredited laboratory and meet the requirements of International Standard BS EN ISO/IEC 17025 for the sampling and identification of asbestos fibres in bulk materials.

The survey was conducted in line with the HSG264 guidelines for refurbishment and demolition surveys, and involved locating and describing, as far as reasonably practicable any ACMs in the area surveyed.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar / repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment.

Bulk samples are obtained using fibre suppressant techniques in order to minimise respirable fibre release. The bulk samples are returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248.

Results from the survey are outlined in **Section 3**.

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
NAD	No asbestos detected.
MMMF	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
AIB	Asbestos Insulating Board.
A/C	Asbestos Cement
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society

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### 3 ASBESTOS SURVEY FINDINGS

The buildings surveyed are shown below in **Figure 3.1**. This is an outdated aerial image taken from Google Maps as the house and outbuildings have significantly deteriorated since it was taken. Photos of all areas are provided in **Appendix B**.

The Certificate of Analysis for the samples taken on site are included in **Appendix A**.



**Figure 3-1** Outline of survey area

A layout of the building floor plan showing the sample locations/photos is included in **Appendix B. Section 3.2** below provides information on the suspect ACMs found on site.

#### 3.1 Description of buildings

Below is a summary of the findings recorded on site.

##### 3.1.1 Rathellen House

The foundation form is unknown. There are floorboards missing internally which show stone rising walls supporting a suspended timber floor. The primary structural walls are constructed using stone and brick. The roof is in poor condition as a significant portion of the roof slates have become dislodged and the rafters are exposed to the elements.

Natural stone roof slates are fixed to timber sheeting on timber rafters throughout the roof. The roof is supported on primary structural walls. There are timber partitions at first floor level. First floor finishes are supported on timber joists spanning between the primary core walls. Two timber staircases provided access to first floor level. There are five chimney structures still in place.

The majority of the first floor has been stripped back to the floor joists. The ground floor ceiling and first floor finishes have either been removed or have collapsed onto the ground floor. The first floor joists are in poor condition but are self supporting at present.

There is vegetation growth on the elevations which mainly consist of ivy. The walls are rendered with what appears to be an approximate 20-25mm thick concrete render.

### 3.1.2 Outbuildings

There are several outbuildings encompassing two yards to the west end of the house. The linear building to the immediate west has a modern corrugated steel roof finish to the south end. The upper floor in this section is intact. The roof to the north end of the building has collapsed on the first floor below. The roof finish was natural stone slate supported on timber forming a pitched roof. The walls throughout consist of stone rubble construction with lime harling render and are in a stable condition. This building will be retained and refurbished as part of the works.

From an asbestos surveying perspective, no suspect ACMs were found.


Another yard to the west has a two storey building to the south. The roof has collapsed but the upper storey appears to be intact. The walls are constructed using stone rubble and brick. Other outbuildings surrounding the yard are of similar construction. All roofs and some walls to these buildings have collapsed and the areas have become overgrown and inaccessible.

The construction of the outbuildings is consistent in nature so the accessible parts can reasonably be representative of the collapsed and inaccessible areas. From an asbestos surveying perspective, no suspect ACMs were found on the day of inspection.

## 3.2 Details of sampled materials


From an asbestos surveying perspective, two suspect asbestos containing materials were found in the kitchen at the west end of the building. The ceiling tiles were observed during the initial site visit carried on 28<sup>th</sup> May 2021. On this date, the floor was inaccessible due to the extent of debris and rubbish accumulated in the area. Following a clean-up carried out by Sligo County Council, a follow up visit was carried out on 30<sup>th</sup> September 2021 and a sample of the floor tiles was taken as it was observed to be a suspect ACM. See below for more details on the samples taken.

### 3.2.1 Sample Ref. RH01

<b>Location of Material</b>	Ground floor kitchen to the west end of the building	<b>Laboratory Ref. / Site Ref.</b>	FSB20210610.01 RH01
<b>Similar material</b>	N/A		
<b>Asbestos Identified</b>	No		
<b>Product Type</b>	FSB20210610.01/ RH01 – Ceiling tile		
<b>Action</b>	No action required.		
<b>Photo</b>			



## 3.2.2 Sample Ref. RH02

<b>Location of Material</b>	Ground floor kitchen to the west end of the building	<b>Laboratory Ref. / Site Ref.</b>	FSB20220128.01 RH02
<b>Similar material</b>	All areas where floor tiles and adhesive are found in the building		
<b>Asbestos Identified</b>	Yes – chrysotile in the tile and adhesive		
<b>Product Type</b>	Floor tile and bitumen adhesive		
<b>Action</b>	These materials must be removed prior to works causing disturbance.		
<b>Photo</b>			

## 4 CONCLUSION

On Friday 28<sup>th</sup> May 2021, RPS carried out a refurbishment asbestos survey at Rathellen, Finisklin, Co. Sligo. The objective of the survey was to locate and describe, as far as reasonably practicable, accessible asbestos containing materials (ACMs) in Rathellen House and its outbuildings. A follow up inspection was carried out on Thursday 30<sup>th</sup> September following a clean-up carried out by Sligo County Council.

After carrying out a refurbishment asbestos survey of the accessible parts of the buildings, RPS took two samples. The samples were sent to an OHSS laboratory for testing and one was found to contain asbestos.

A ground floor plan of Rathellen House is included in **Appendix B** showing the survey area. Two samples were taken as follows:

- FSB20210610.01 – Ceiling tile from kitchen to west end – No asbestos detected.
- FSB20220128.01 – Floor tile and adhesive from kitchen to west end – Asbestos found in the chrysotile form.

The survey was conducted in line with the UK Health and Safety Authority HSG264 guidelines for refurbishment and demolition surveys, and involved locating and describing, as far as reasonably practicable any ACMs in the area surveyed. Every effort has been taken to identify asbestos containing materials within the buildings surveyed. RPS do not accept responsibility any omissions or areas of the building not addressed in the report.

If any suspect materials are observed by the contractor as part of any future works, the Contractor/ Project Manager should cease works immediately and contact the Client.

## Appendix A

### Certificate of Analysis



**Certificate Number:** 29381      **Issue No:** 1

## Site Details

## Rathellen House

Finisklin

Co Sligo

**Job No:** 32273  
**Date Received:** 11-Jun-2021  
**Date Tested:** 11-Jun-2021  
**Date Reported:** 11-Jun-2021  
**Number of Samples:** 1  
**Specification:** WI 05  
**Samples Taken By:** Client

[illegible]

Comments / Deviation from Standard Methods	

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 or the Control of Asbestos Regulations NI 2012 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 OHSS is an INAB accredited laboratory for the sampling and identification of Asbestos containing materials
- 5 Comments, observations and opinions are outside the scope of INAB accreditation

**Signed:** \_\_\_\_\_  
Frances Shaw  
**For and on authority of OHSS**



# Test Certificate

**Certificate Number:** 31536 **Issue No:** 1

## Client Details

**RPS Consulting Engineers**

Lyrr 2, IDA Business & Technology Park  
Mervue  
Galway  
H91 H9CK

## Site Details

**RPS Consulting Engineers**

Des Keane  
Rathellen House  
Finisklin House  
Co Sligo

**Job No:** 34093

**Date Received:** 28-Jan-2022

**Date Tested:** 28-Jan-2022

**Date Reported:** 28-Jan-2022

Number of Samples: 1

**Specification:** WI 05

**Samples Taken By:** Client[illegible]

Comments / Deviation from Standard Methods	

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 Comments, observations and opinions are outside the scope of certification.

**Analyst:** Frances Shaw

**Signed:**

Frances Shaw

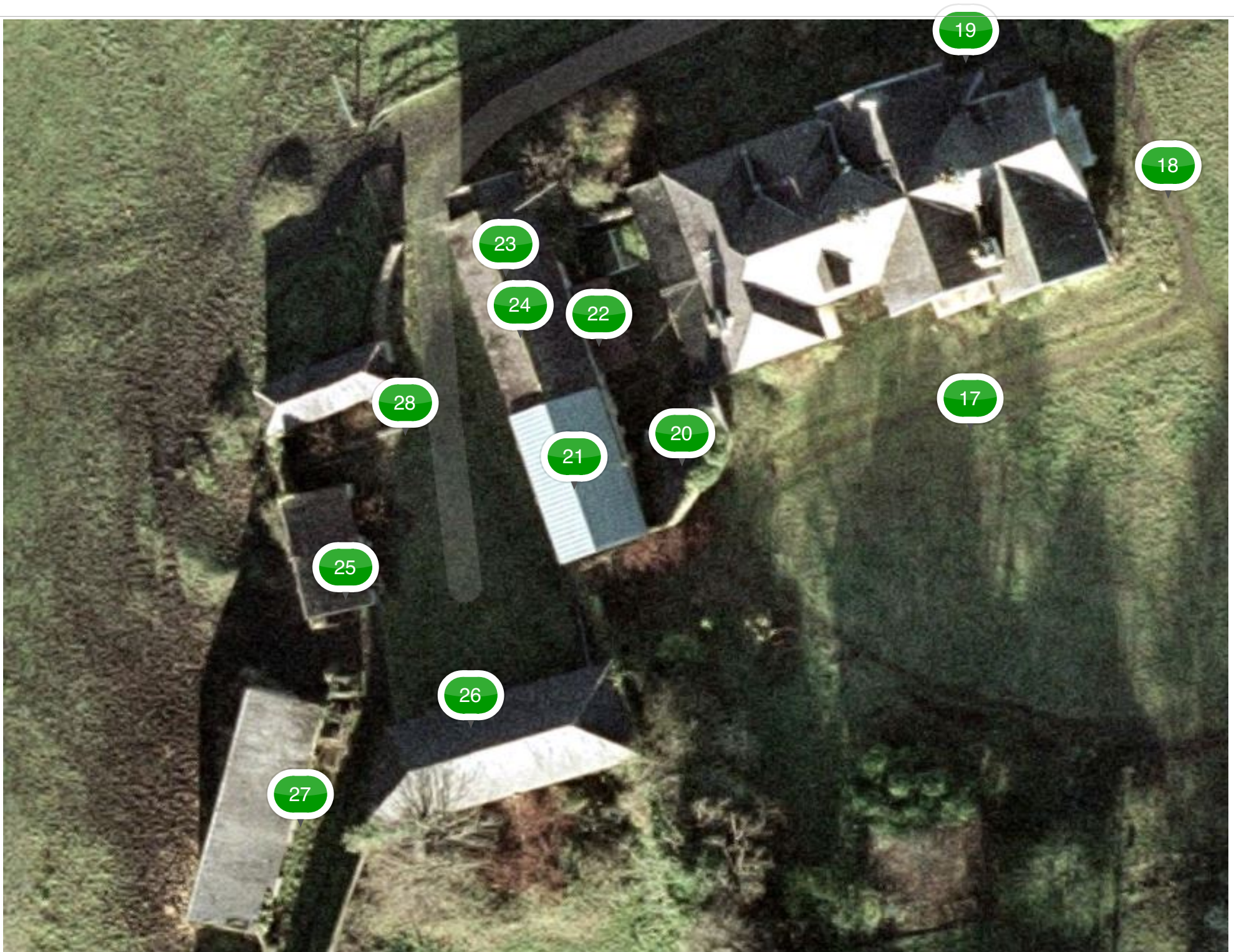
Frances Shaw  
For and on authority of OHSS

## Appendix B

### Asbestos Survey Notes and Key Plan

## Rathellen House, Finisklin, Sligo

Description	Structural Condition Survey
Address :	
Generated on	- 07/02/2022
Stages	- Rathellen House
Building trades	<ul style="list-style-type: none"><li>- Asbestos Containing Material (ACM)</li><li>- Sample No. Location</li><li>- Site Survey Photographic Record</li><li>- Structural Progress Record</li></ul>
Stakeholders	
Drawings	<ul style="list-style-type: none"><li>- Rathellen House - External Features (Rathellen House)</li><li>- Rathellen House - Ground Floor Plan (Rathellen House)</li></ul>





## Site Survey Photographic Record

17 08/06/2021

Photographic record of southern elevation. No suspect asbestos containing material found.



18 08/06/2021

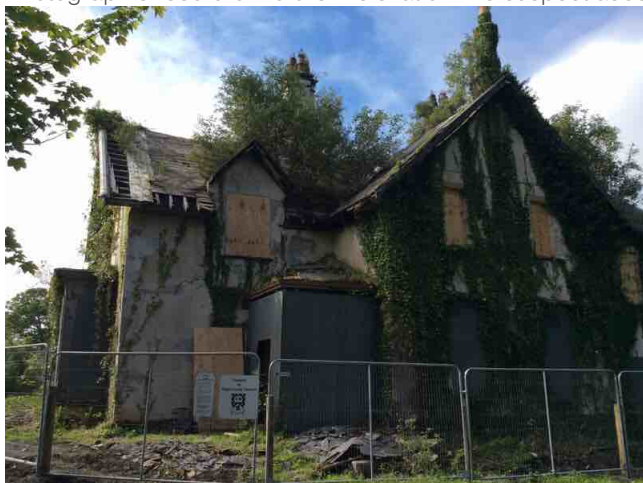
Photographic record of eastern elevation. No suspect asbestos containing material found.





19 08/06/2021

Photographic record of northern elevation. No suspect asbestos containing material found.



20 08/06/2021

Photographic record of the single outbuilding to the south end of the yard. No suspect asbestos containing material found.





21 + 08/06/2021

Photographic record of the section of outbuilding with a modern steel corrugated roof. No suspect asbestos containing material found.





23 + 08/06/2021

The roof and upper floor in this area have collapsed onto the ground floor. No suspect asbestos containing material found.



24 + 08/06/2021

The upper floor in this part of the building is in very poor condition as the roof above has collapsed onto it. No suspect asbestos containing material found.





25 + 08/06/2021

The outbuildings in this area are overgrown and were inaccessible.

From what could be seen on the day, the form of construction was consistent with the other outbuildings i.e. natural stone slate on timber roof supported on stone / brick walls.

No suspect asbestos containing material was found from what could be visible on the day.



26 + 08/06/2021

This is an outbuilding with an upper floor.

The roof slates and some structural timber on the roof have collapsed but the upper floor appears to be in a moderate condition considering the are saturated.

The stone walls appear to be in a good condition throughout.

The eastern half of this building was inaccessible. No suspect asbestos containing material was found from what could be visible on the day.





28 + 08/06/2021

The outbuildings in this area are overgrown and were inaccessible.

From what could be seen on the day, the form of construction was consistent with the other outbuildings i.e. natural stone slate on timber roof supported on stone / brick walls.

The presence of suspect asbestos containing material is very unlikely.



### Structural Progress Record

22 + 08/06/2021

Single storey lean to roof to the side of the outbuilding. No suspect asbestos containing material found.





27 + 08/06/2021

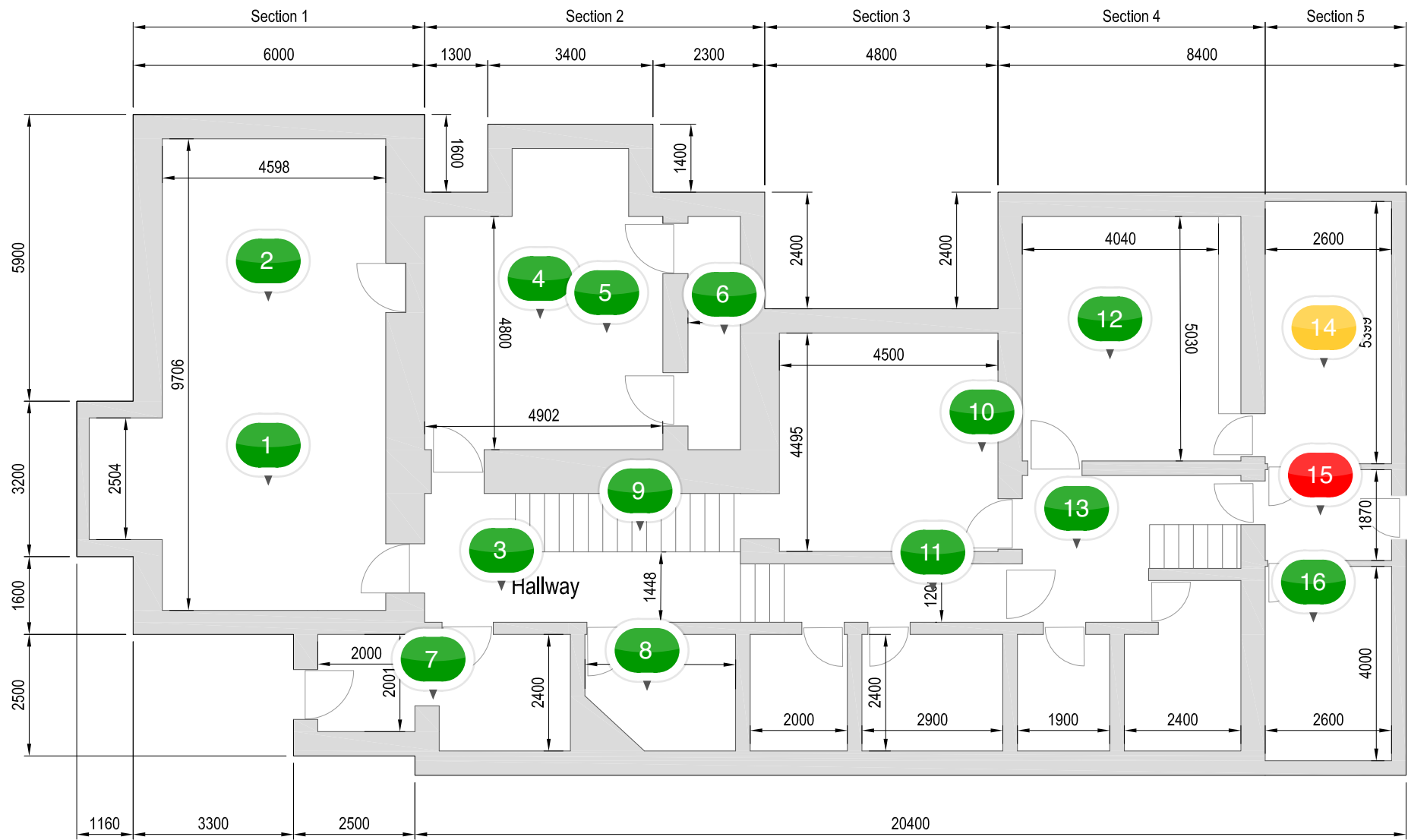
The outbuildings in this area are overgrown and were inaccessible.

From what could be seen on the day, the form of construction was consistent with the other outbuildings i.e. natural stone slate on timber roof supported on stone / brick walls.

No suspect asbestos containing material was found from what could be visible on the day.







### Asbestos Containing Material (ACM)

15 08/06/2021

Photographic record of floor tiles to this area at ground floor level.

Sample ref. RH02 was taken from floor tiles and adhesive and asbestos was found in the chrysotile form. All floor tiles and underlying adhesive in this area should be assumed to contain asbestos.



### Sample No. Location

14 08/06/2021

The ceiling tiles in this room were identified as a possible asbestos containing material.

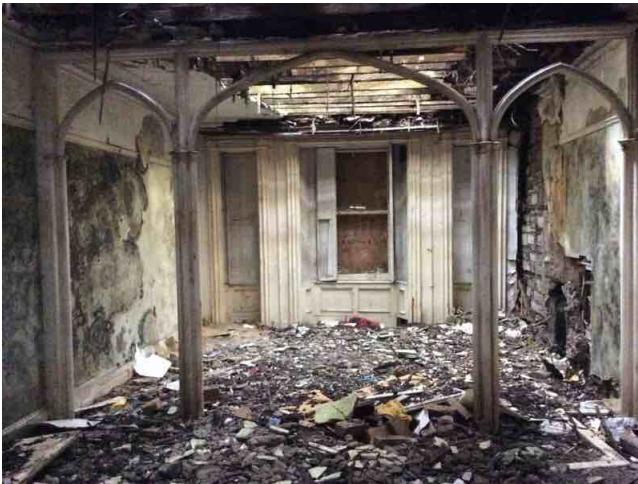
Sample ref. RH01 was taken and asbestos was not found.



## Site Survey Photographic Record

1 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.



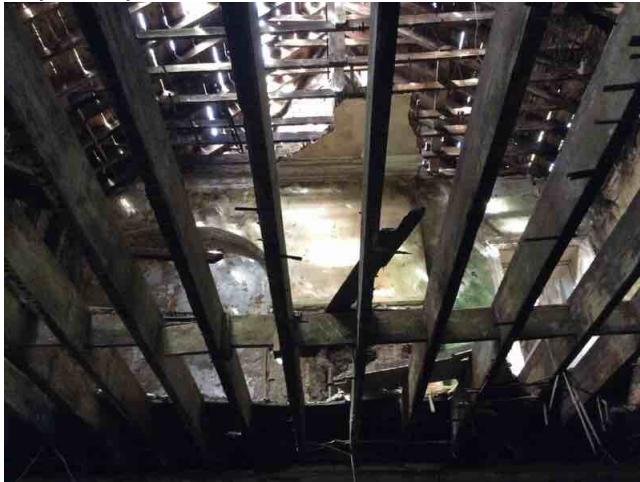




2 08/06/2021

Photographic records taken from ground floor of features on the first floor. For safety reasons, access to the first floor was not possible.

As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.





3 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.



4 08/06/2021

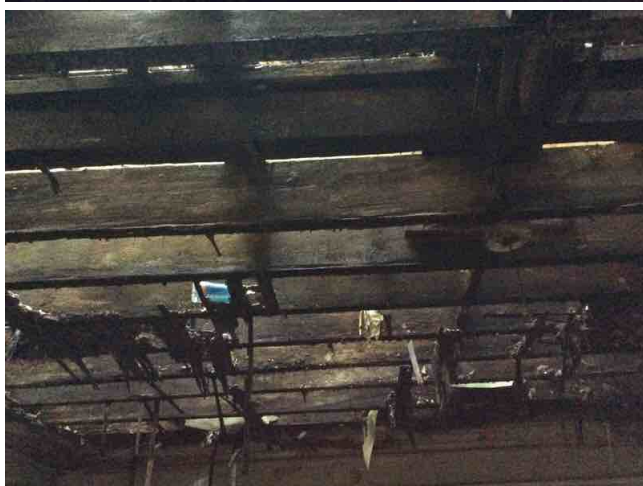
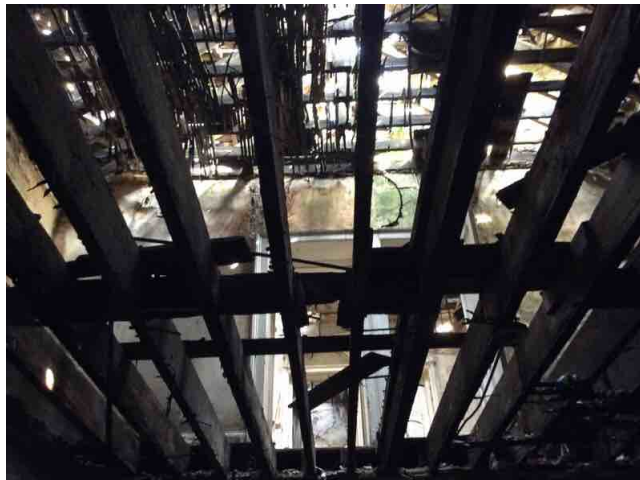
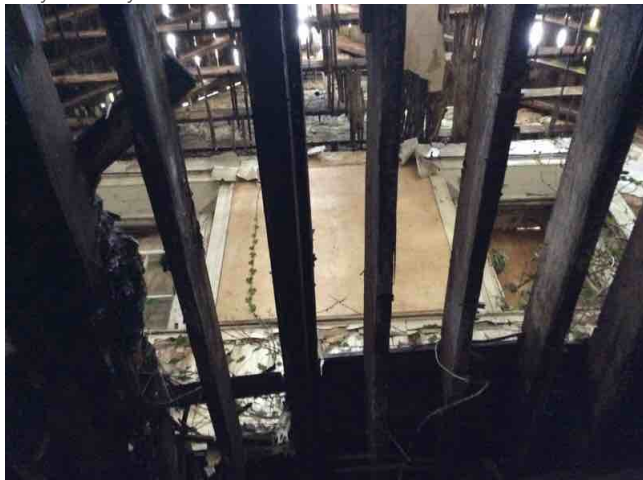
Photographic record of internal ground floor area. No suspect asbestos containing materials found.



5 + 08/06/2021

Photographic records taken from ground floor of features on the first floor. For safety reasons, access to the first floor was not possible.

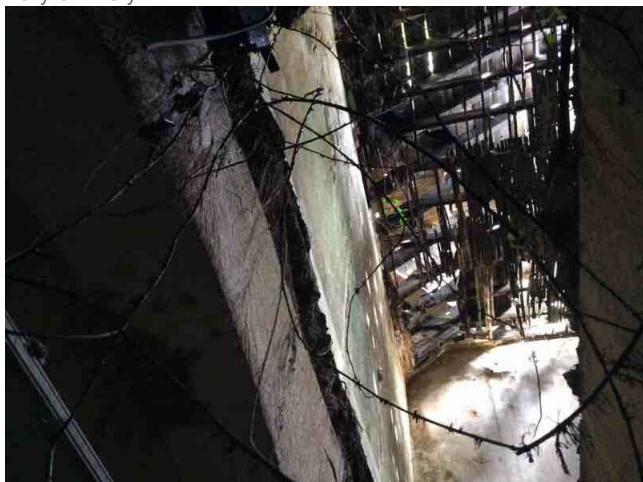
As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.



6 + 08/06/2021

Photographic records taken from ground floor of features on the first floor. For safety reasons, access to the first floor was not possible.

As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.



7 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.



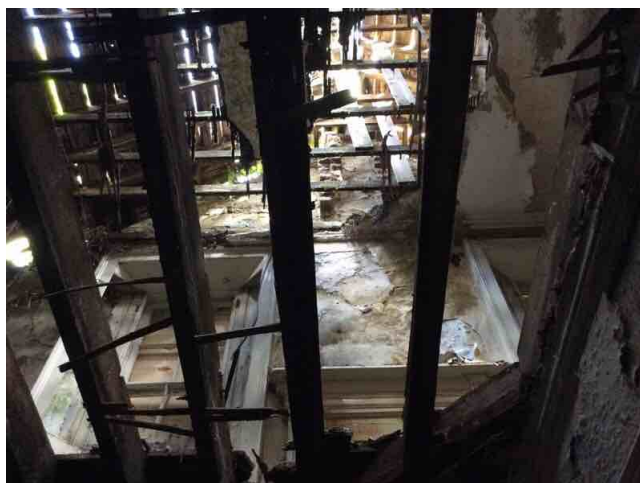
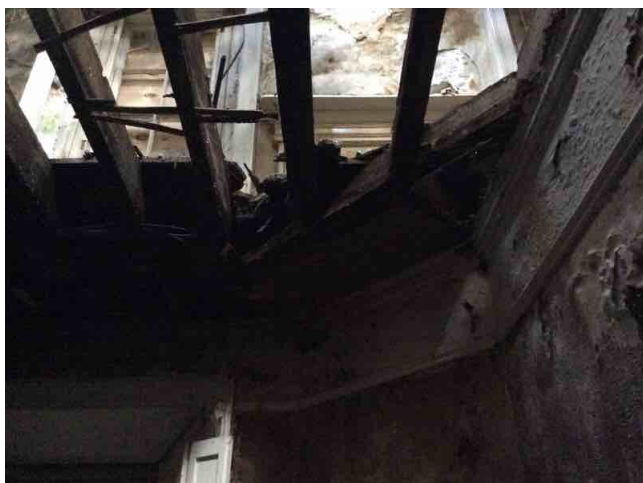
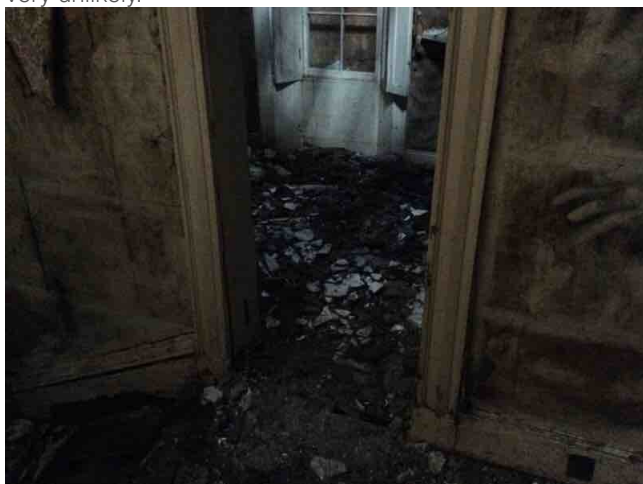


8 + 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.

Photographic records taken from ground floor of features on the first floor. For safety reasons, access to the first floor was not possible.

As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.



9 + 08/06/2021

Photographic records taken from ground floor of features on the stairs. For safety reasons, access to the first floor was not possible.

As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.



10 + 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.

Photographic records taken from ground floor of features on the first floor. For safety reasons, access to the first floor was not possible.

As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.





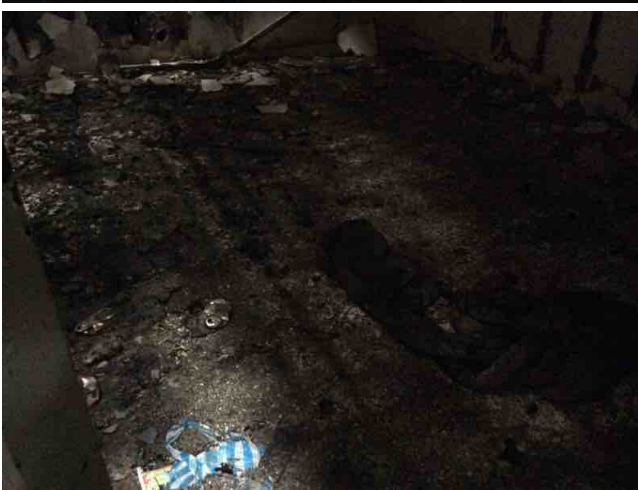
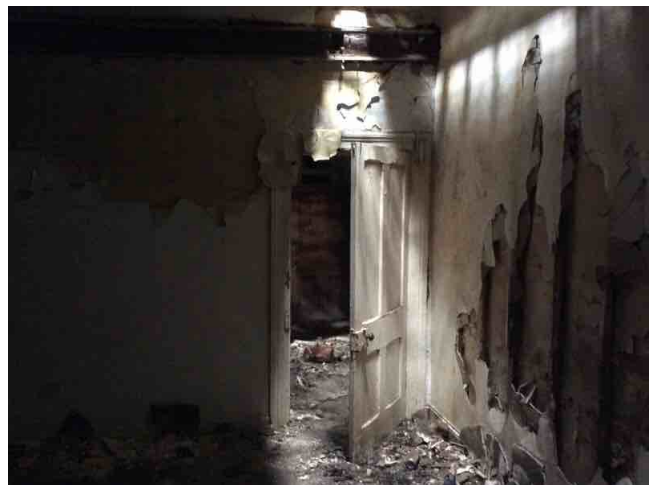
11 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.



12 + 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.

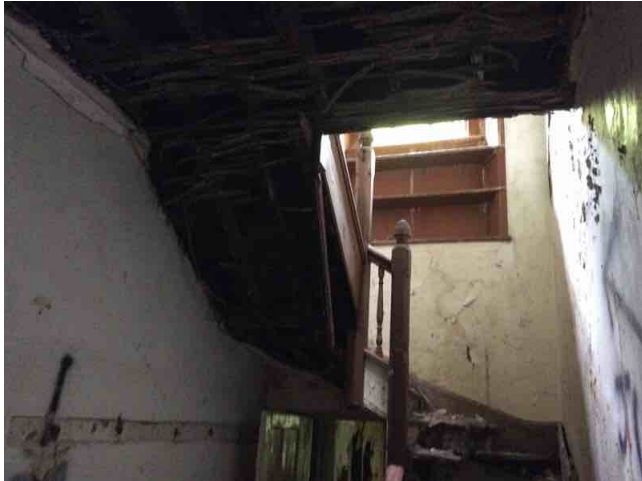


**13** + 08/06/2021

Photographic record of internal ground floor area. No suspect asbestos containing materials found.

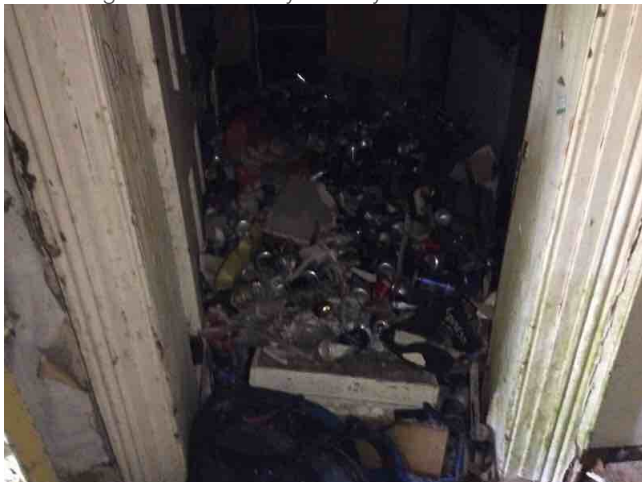
Photographic records taken from ground floor of features on the first floor. For safety reasons, access to the first floor was not possible.

As the materials of construction appear to be consistent throughout the house, the presence of asbestos containing materials is very unlikely.

**16** + 08/06/2021

This room is full of rubbish and therefore inaccessible during the survey.

As the materials of construction within the room appear to be consistent with other areas of the house, the presence of asbestos containing materials is very unlikely.





## Appendix C

### Asbestos Register

<b>Project Name</b>	Rathellen House	<b>Building No.</b>	N/A
<b>Project Number</b>	MGC0712-03	<b>Type of Survey</b>	Pre-Refurbishment
<b>Client</b>	Sligo County Council	<b>Surveyor</b>	Des Keane
		<b>Survey Date</b>	28 <sup>th</sup> May 2021 & 30 <sup>th</sup> September 2021

Area Surveyed	Sample Number	Location and Use of Material	Asbestos Type	Condition	Material Assessment.	Recommended Action.	Priority Assessment.
Rathellen House	FSB20210610.01 / RH01	Kitchen – Ceiling tile	NAD	No Asbestos Detected (NAD)			
Rathellen House	FSB20220128.01 / RH02	Kitchen – Floor tile & adhesive	Chrysotile	Good	3	Remove prior to works causing disturbance	4

The above samples were taken from the structure proposed for refurbishment.

*Material analysis is carried out of samples only and RPS cannot guarantee that the balance of material contains the same constituents or quantities as the sample taken.*

On assessment of the structures and analysis of results taken, one material was found to contain asbestos.

#### Material Assessment (Risk Score)

>= 10: High risk with significant risk of fibre release.  
7 to 9: Medium Risk.  
5 to 6: Low Risk.  
<= 4: Very low risk.

#### Priority Assessment

Priority 1: Asbestos removal works requiring immediate attention.  
Priority 2: Asbestos removal works requiring attention within a medium time frame.  
Priority 3: No immediate attention required due to its present condition. Remove prior to any works likely to cause disturbance and monitor for signs of deterioration.  
Priority 4: No significant risk of fibre release- Remove prior to disturbance works.

**NAD** = No Asbestos Detected