



**VARNDEAN COLLEGE**

**ASBESTOS MANAGEMENT PLAN**

**JULY 2016**

# VARNDEAN COLLEGE

## ASBESTOS MANAGEMENT PLAN

### **Background:**

Varndean College was built in the 1930s and the original building has benefited from extensive re-furbishment and modernisation during the last 10 years. Additional buildings have been provided for sciences, photography, 3D Design and languages.

### **Survey:**

A comprehensive Type 2 inspection and sampling survey was carried out in 1999 and a large amount of asbestos containing materials removed by a licensed contractor. The list of positively identified ACMs has been revised and updated each year and the remaining materials are now only to be found in the main original building and Hutchins Block.

### **Location:**

The remaining ACMs identified during the survey and still present are listed on the Asbestos Register.

### **Classification:**

The majority of remaining materials are asbestos debris from asbestos insulation or board materials. Typically, these will contain between 16 and 30% Amosite and are classified as a low-density product. Textured coatings (Artex) generally contain 3.5% Chrysotile and are also classified as low risk. There is also asbestos cement sheeting materials that are classified as stable due to encapsulation in a matrix.

### **Condition:**

Where it has been identified that materials could become damaged or degraded that have been encased in plasterboard or sealed with PVA and overpainted.

Due to changes to the structure of the main building, some areas are now inaccessible or access to the area has been sealed to prevent entry.

### **Management:**

To enable the adequate management of remaining asbestos materials the following procedures must be complied with:

- No maintenance activity will be permitted without the prior approval of the Site Team Manager
- No power tools will be permitted for use on any sealed materials or textured coatings
- Any damage to remaining materials must be reported immediately to the Site Team Manager for appropriate action. This will include the sealing of the area to prevent access by any personnel until the damage can be repaired or the materials removed by an appropriate contractor.
- Regular checks on the condition of all accessible remaining materials and textured coatings will be carried out to identify any early signs of deterioration or damage.
- Any contractor who will be required to work on the premises or in the vicinity of the remaining ACMs will be issued with a copy of the Asbestos Register before work commences.
- This plan will be regularly reviewed to ensure it affords the best possible protection for college employees, students, contractors and visitors to the college.

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### **Monitoring:**

It is recommended that the identified areas are inspected on a six-monthly basis to check the condition of the ACMs and record any deterioration. A suitable recording document is used by the Site Team staff.

Where deterioration is identified, a decision would then be taken as to the most appropriate action to safeguard employees and students within the premises.

If appropriate, a licensed contractor would be commissioned to remove the materials under controlled conditions.