MANAGEMENT ASBESTOS SURVEY REPORT

Unit M, Cocker Avenue, Poulton Industrial Estate, Poulton-le Fylde. FY6 8JU.

SURVEY REPORT WITH MATERIAL ASSESSMENT

Survey commissioned by: S.J. Gartside Property Management Services
of
The Estate Office
Cocker Avenue
Poulton Business Park
Lancashire

For and on behalf of
AMOC Limited
of
4th Floor, St Paul's Gate
22-24 New Street
St. Helier
Jersey
JE1 4TR

Survey Type Management Survey.

Effective date of duty: October 1, 2022.

Inspection by: Steven Gartside.

Property: Unit M, Cocker Avenue, Poulton-le-Fylde.

Conditions: Damp, no rain, cloudy, approx 50ºF.

General: All references to the property are made as if viewed from the front of the property.

Date of Inspection: December 5, 2022.

Date of Report: December 7, 2022.

Last Updated: December 7, 2022.

Declaration

The surveyor has declared an interest in the property in that he is the managing agent for the landlord/owner and receives a commission-based income from securing tenants and collecting rent.

SURVEY REPORT WITH MATERIAL ASSESSMENT

1. Introduction

Instructions were received from “Self” on behalf of AMOC Limited to carry out an asbestos survey on the property known as Unit L, Cocker Avenue, Poulton Industrial Estate, Poulton-le Fylde. FY6 8JU. This survey was carried out on December 5, 2022. The scope of work was to carry out a full asbestos location survey on the premises. The extent and type of asbestos-based materials on site were to be defined.

The building is well-known to me, the surveyor since I am also the managing agent and part of a family building business that built the premises.

The purpose of the survey and report is to comply with the landlord’s duty of care under the Control of Asbestos at Work Regulations 2012 while the premises are vacant and to provide any incoming tenant with a copy of the report when the property becomes occupied.

2. Site Description

The site is a single-storey brick-built industrial building with a pitched fibre cement roof. Internally, the premises comprise a workshop/warehouse space with WC in the front left corner. The building is currently unoccupied, and maintenance work on non-asbestos materials and locations was underway.

If the building is to undergo major refurbishment/demolition works in the future, then a Refurbishment/Demolition Survey must be carried out before work can begin.

This report is not designed to be a specification for remedial work and should not be used alone as a basis for quotations or tendering.

Fire Doors: The premises contained no internal fire doors. The only fire doors present were for escape from the building only and were regular personnel doors. The fire doors were timber, and the installation date was unknown.

Concealed Spaces and Voids: The premises had no concealed spaces and voids.

The survey did not include lift shafts, cavity wall voids, ceiling voids, risers, ducts or concealed spaces in the fabric of the building, where access would have required the use of specialist equipment or tools or where gaining access to carry out an inspection would have caused damage to decoration, fixtures, fittings or the structure of the building. The survey did not extend to searching for concealed asbestos, where removal of materials suspected of containing asbestos would be required for inspection.

Carpets, Furniture, Fixtures and Fittings: The premises had no carpets, furniture, fixtures and fittings that prevented inspection of relevant surfaces.

Access Equipment: Unless detailed explicitly in the report, we have only inspected areas that could be accessed without specialist access equipment other than step ladders.

Categorisation of asbestos products: Where a reference has been made to a particular category of asbestos material, this is based on the surveyor's subjective assessment, and unless expressly stated, density determinations have not been undertaken.

If the report identifies areas that were not accessible for inspection, the Health and Safety Executive Guidance Note HSG264 Asbestos: The Survey Guide, these areas should be presumed to contain asbestos until inspection proves otherwise.

3. Sampling Strategy

The object of sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self-seal bags where appropriate, and a label was left on the site adjacent to the sample location. This label indicates the sample number for cross reference to this report. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken to cause the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as reasonably practicable. An assessment of likely dust release will dictate the need for precautionary measures. This included using personal protective equipment, isolation of the sampling area, wetting the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were double sealed in polythene bags which would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

4. Survey Strategy

All surveys have been carried out in accordance with the requirements of the Control of Asbestos Regulations 2012.

Two types of asbestos surveys can be carried out:

4.1. Management Survey **(Formerly Type 1 - Presumptive Survey & Type 2 – Sampling Survey)**

(Type 1) This survey aims to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos-containing materials (ACM) in the building and assess their condition. No samples have been taken to verify the existence of asbestos. This material has been presumed asbestos unless sufficient evidence suggests it is not an ACM.

The following reasoned arguments have been used to suggest that a material does not contain asbestos:

- Non-asbestos substitute materials were specified in the original construction or subsequent refurbishments.
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post-1985 construction for amphibole containing asbestos.
- Post-1999 construction for Chrysotile products.

(Type 2) This type of survey can involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment). Where materials have the visible appearance of asbestos or are known to have been manufactured using asbestos, they have been marked as STRONG PRESUMPTION.

Note: A presumptive survey will inevitably result in non-asbestos-containing materials being presumed to be asbestos. We accept no liability for the additional costs and duties incurred in managing this presumption.

A strategy has been established to keep the number of bulk samples taken for analysis to a minimum and minimise the survey cost. The method employed can be a combination of a visual inspection and sampling of bulk materials or, where appropriate, a visual inspection only.

A bulk sample was taken for analysis during the survey where the material was suspected of containing asbestos. In areas with substantial quantities of visually uniform materials, a small number of samples were taken to represent the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where the survey reports a material as NON-ASBESTOS by visual inspection and with no Analysis of samples (e.g. recently lagged pipe work covered with metal cladding), then the client should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues until significant disturbances of the material take place within the scope of a destructive survey. Therefore the surveying company responsible cannot accept liability for detecting such residues in this survey. If the client undertakes significant alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the particular area be carried out before the start of work.

A single sample will be taken for analysis when large numbers of identical items are distributed throughout the site (e.g. fuse boxes with asbestos flash pads). Therefore the client must assume that identical items will have the same composition as the one specified.

4.2. Refurbishment/Demolition Survey (Formerly Type 3 - Intrusive Survey)

This type of survey is to establish and describe, as far as practicable, all ACMs in the building and may have involved destructive inspection techniques. The volume of asbestos materials has been established, but no assessment of the condition has been made other than to highlight areas of significant damage or debris.

On all types of surveys where NO ACCESS is used, it indicates that the area specified was not accessible at the time of the survey. The client must be alerted to the possibility of asbestos materials in the area.

Access to these areas MUST be achieved before demolition/refurbishment works are carried out. Please note – this may involve the employment of a licensed asbestos contractor.

This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5. Bulk Analysis Method

If samples were taken, all techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures". Identification of asbestos fibres was based on the following analytical procedure:

- A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible, a representative sub-sample treatment was taken at this stage;
- Sample treatment was undertaken (if required) to release or isolate fibres;
- A third-party registered laboratory made a detailed and thorough examination.
- Representative fibres were mounted in appropriate RI liquids on microscope slides;
- The different fibrous components were identified using PLM.

Any sample testing undertaken was performed by Bradley Environmental Services at their laboratories in Blackpool.

6. Report Strategy Definitions

In accordance with the requirements of the HSG264 Asbestos: The Survey Guide, all asbestos-containing materials (ACM) identified on the site have been assessed to consider their potential for fibre release. This assessment has been established using the Material Assessment Algorithm defined in the HSG264 document. The assessment is based upon:

i Product Type
ii Extent of Damage or Deterioration
iii Surface Treatment

iv Asbestos Type

The material assessment identifies the high-risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials given priority for remedial action. Action priorities have been determined by considering the following:

v Material Assessment Score
vi The Location of the Material
vii Its Extent
viii Its Accessibility
ix The Perceived Use and Occupation of the Building

A mathematical algorithm has not been used to establish the action priority assessment recommendation.

An Action Priority Rating will be assigned to each asbestos element identified on the sites surveyed.

Non-asbestos elements will not be assigned a priority rating.

Implementation of the system will assist the client in ensuring a safe working environment is maintained on-site with respect to all asbestos materials identified.

6.1. Assessment of Condition of Asbestos Elements

GOOD No visible damage.

LOW DAMAGE A few scratches or surface marks; broken edges on boards, tiles, etc.

MEDIUM DAMAGE Significant breakage of materials or several small areas where the material has been damaged, revealing loose asbestos fibres.

HIGH DAMAGE Damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.

6.2. Surface Treatment

The surface treatment of an ACM has been defined in one of the following categories:

- Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.
- Enclosed sprays and lagging, AIB (with enforced face painted or encapsulated), asbestos cement sheets, etc.
- Unsealed AIB or encapsulated lagging and sprays.
- Unsealed lagging and sprays.

6.3. Assessment of Likelihood of Disturbance

The surveyor has assessed the perceived likelihood of disturbance based on the information available. This is based on the location of the material and its accessibility.

The following definitions have been used to identify location:

- OUTDOORS
- LARGE ROOM(S)
- WELL VENTILATED AREA
- ROOM(S) UP TO 100 SQUARE METRES
- CONFINED SPACE

The following definitions have been used to describe accessibility:

- USUALLY INACCESSIBLE
- UNLIKELY TO BE DISTURBED
- OCCASIONALLY LIKELY TO BE DISTURBED
- EASILY DISTURBED
- ROUTINELY DISTURBED

Note: The surveyor can only make an assessment based on information available at the time of the survey. The client must reconsider this factor as part of their management assessment plan.

6.4. Extent of Asbestos Containing Material

The approximate quantity of the asbestos-containing material has been provided. This is an estimate only and should not be used for tender or other purposes.

6.5. Material Risk Assessment of Each Asbestos Element

0 TO 4 (VERY LOW)	Materials with assessment scores between 0 to 4 have a very low potential to release fibres if disturbed.
5 TO 6 (LOW)	Materials with assessment scores between 5 to 6 have a low potential to release fibres if disturbed.
7 TO 9 (MEDIUM)	Materials with assessment scores between 7 to 9 have a medium potential to release fibres if disturbed.
10 AND ABOVE (HIGH)	Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed.

6.6. Material Assessment Algorithm

Sample Variable	Score	Examples
Product Type	1	**Asbestos reinforced composites** (Fibre cement cladding and sheeting, plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc)**.**
	2	**AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.**
	3	**Thermal insulation** (e.g. pipe and boiler lagging)**, sprayed asbestos, loose asbestos, asbestos mattresses and packing.**
Extent of Damage or Deterioration	0	**Good Condition:** No visible damage. Asbestos products in good condition are those which are intact, have not been machined or drilled and are in all aspects pristine. Good condition of moulded or preformed products applies when the moulding has not been damaged, cracked or broken.
	1	**Low Damage:** A few scratches or surface marks, broken edges on boards, tiles etc.
	2	**Medium Damage:** Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	**High Damage:** Significant breakage of materials on a large scale or de-lamination of materials, sprays or thermal insulation. Visible asbestos debris.
Surface Treatment	0	**Composite materials containing asbestos:** reinforced plastics, resins, vinyl tiles.
	1	**Enclosed sprays and lagging, AIB** (with exposed face painted or encapsulated)**, fibre cement cladding and sheeting etc.**
	2	**Unsealed AIB, or encapsulated lagging and sprays.**
	3	**Unsealed lagging and sprays.**
Asbestos Type	1	**Chrysotile.**
	2	**Amphibole asbestos excluding crocidolite.**
	3	**Crocidolite.**

6.7. Assessment of Priority of Each Asbestos Element

PRIORITY 1 Priority 1 asbestos materials are in a condition or location which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any

disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2 All priority 2 asbestos materials are in a location and/or condition which requires some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following the completion of remedial works, the priority 2 materials should be assigned a priority 3 rating. In the long term, it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3 Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials will change to priority 1 materials if it is decided to carry out building works requiring some disturbance of the asbestos material.

6.8. Management Priority Risk Assessment and Plan

In accordance with the Control of Asbestos Regulations 2012, the client must consider the information provided in conjunction with other information available, enabling him to form a complete risk assessment and subsequent management plan.

In assessing the risk, the client must consider the following factors:

i Material Assessment Score
ii Surveyor’s Recommendation
iii Surveyor's Action Priority
iv Occupant Activity

The activities carried out in an area will impact the risk assessment. When carrying out a risk assessment, the main type of use of an area and the activities taking place within it should be considered. For example, a little used storeroom, or an attic, will rarely be accessed, so any asbestos present is unlikely to be disturbed.

At the other end of the scale, in a warehouse lined with AIB panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high, which would be a significant factor in the risk assessment.

As well as the normal everyday activities taking place in an area, any secondary activities will need to be considered. Maintenance is dealt with separately.

v Likelihood of Disturbance

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility. For example, asbestos soffits are outdoors and generally inaccessible without ladders or scaffolding, so they are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be considered in any risk assessment. However, if the same ward had asbestos panels on the walls, they would be much more likely to be disturbed by trolley/ bed movements.

vi Human Exposure Potential

The human exposure potential depends on three factors; the number of occupants of an area, the frequency of use, and the average time each area is in use. For example, a factory boiler room is likely to be unoccupied but may be visited daily for a few minutes. The potential for exposure is much less than, say, in an assembly shop lined with AIB panelling, with 30 workers, which is occupied daily for six hours.

vii Maintenance Activity

The final area that must be considered is the maintenance activity likely to occur in an area. As we have said, maintenance trades such as plumbers and electricians are the group most at risk from accidental exposure to asbestos, so the work they do in an area should not be ignored. These activities may be as simple as changing a light bulb in an AIB ceiling or maybe substantial such as replacing cabling or installing new central heating systems. The frequency of maintenance activities also needs to be taken into account when carrying out a risk assessment. If light bulbs need to be changed as frequently as monthly, the risk will be greater than if they are only changed annually, and this will have a bearing on the risk assessment conclusions and, therefore, on the management plan developed.

Guidance is available in the L127 Approved Code Of Practice "Management of Asbestos in Non-Domestic Premises" ISBN 0 7176 2382 3 and HSG 227 "A Comprehensive Guide to Managing Asbestos in Premises" and HSG264 Asbestos: The Survey Guide.

All priority rating assessments of all asbestos materials found on the site are to be found in the asbestos survey report sheets.

7. Areas of No Access

Note: Access to these areas MUST be achieved before any demolition/refurbishment works are carried out on-site. This may involve the employment of a licensed asbestos contractor.

No inaccessible areas were identified during the course of the survey

8. Comments & Recommendations Summary

During the Management Asbestos Survey, four samples were taken and analysed by a UKAS-accredited laboratory. Asbestos was positively identified or presumed to be present in the following forms and locations:

Item	Location	Item Description	Recommendations
1	L-02 External	Fibre Cement Guttering	MANAGE (AC) - GOOD - The asbestos cement is in a good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the cement on a regular basis for any signs of deterioration or damage. Should any damage occur, then repair or removal by suitably trained persons under controlled conditions should be considered.
2	L-02 External	Fibre Cement Downspout	MANAGE (AC) - GOOD - The asbestos cement is in a good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the cement on a regular basis for any signs of deterioration or damage. Should any damage occur, then repair or removal by suitably trained persons under controlled conditions should be considered.
3	L-02 External	Fibre Cement Roof Sheets	MANAGE (AC) - GOOD - The asbestos cement is in a good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the cement on a regular basis for any signs of deterioration or damage. Should any damage occur, then repair or removal by suitably trained persons under controlled conditions should be considered.

It is always recommended that a licensed contractor be used for any asbestos works that are required; however, it is not always a legal requirement. In circumstances where it is not necessary, a non-licensed contractor can be employed by the client to carry out works; then the following procedures must be adhered to:

- In accordance with the Control of Asbestos Regulations 2012, an assessment of risk specific to the works to be undertaken must be compiled. The risk assessment must encompass the expected exposure of persons undertaking the works, the environmental fibre levels generated and the control measures to be employed.
- In accordance with the Control of Asbestos Regulations (2012), a work plan must be compiled, encompassing the methods and procedures to be adopted to undertake the works.

Any works carried out on asbestos materials must be done in accordance with the Control of Asbestos Regulations 2012 and the Approved Code of Practice Work with materials containing asbestos L143.

All asbestos waste is classed as hazardous waste and, as such, must be disposed of as per the "The Hazardous Waste (England & Wales) (Amendment) Regulations 2011". The carrier of the waste must hold a "Carriers License" issued by the Environment Agency.

Where asbestos has been found throughout the site, it should be inspected on a regular basis. This should be carried out according to a management programme, with higher-risk items being inspected more regularly. The site should be inspected annually by a suitably qualified person to comply with the Control of Asbestos Regulations 2012.

APPENDIX A: Material Assessment Sheets

Item #	001
Location ID	L-03
Room	External
Description	Fibre Cement Gutter
Surveyor	SJG
Survey Type	Management
Inspection Date	5 Dec 2022
Sample #	S-001
Lab Ref	BS164939

Type	Chrysotile	1	**Location**	Outdoors
Material	Fibre Cement	1	**Accessibility**	Unlikely to be Disturbed
Condition	Good Condition	0	**Amount**	≈ 9 m
Surface Treatment	Fibre Cement	1	**Assessment Type**	Laboratory
Material Assessment Score		3		

Action	Manage
Priority	3
Notifiable	No
Licensed	No
Additional Comments	
Recommendations	The asbestos cement is in a good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the cement on a regular basis for any signs of deterioration or damage. Should any damage occur, then repair or removal by suitably trained persons under controlled conditions should be considered.

APPENDIX A: Material Assessment Sheets

Item #	002
Location ID	L-03
Room	External
Description	Fibre Cement Down-spout
Surveyor	SJG
Survey Type	Management
Inspection Date	5 Dec 2022
Sample #	S-002
Lab Ref	BS164940

Type	Chrysotile	1	**Location**	Outdoors
Material	Fibre Cement	1	**Accessibility**	Unlikely to be Disturbed
Condition	Good Condition	0	**Amount**	≈ 3 m
Surface Treatment	Fibre Cement	1	**Assessment Type**	Laboratory
Material Assessment Score		3		

Action	Manage
Priority	3
Notifiable	No
Licensed	No
Additional Comments	
Recommendations	The asbestos cement is in a good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the cement on a regular basis for any signs of deterioration or damage. Should any damage occur, then repair or removal by suitably trained persons under controlled conditions should be considered.

APPENDIX A: Material Assessment Sheets

Item #	003
Location ID	L-03
Room	External
Description	Fibre Cement Roof Sheeting
Surveyor	SJG
Survey Type	Management
Inspection Date	5 Dec 2022
Sample #	S-003
Lab Ref	BS164941

Type	Chrysotile	1	**Location**	Outdoors
Material	Fibre Cement	1	**Accessibility**	Unlikely to be Disturbed
Condition	Good Condition	0	**Amount**	≈ 160 m²
Surface Treatment	Fibre Cement	1	**Assessment Type**	Laboratory
Material Assessment Score		3		

Action	Manage
Priority	3
Notifiable	No
Licensed	No
Additional Comments	
Recommendations	The asbestos cement is in a good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the cement on a regular basis for any signs of deterioration or damage. Should any damage occur, then repair or removal by suitably trained persons under controlled conditions should be considered.

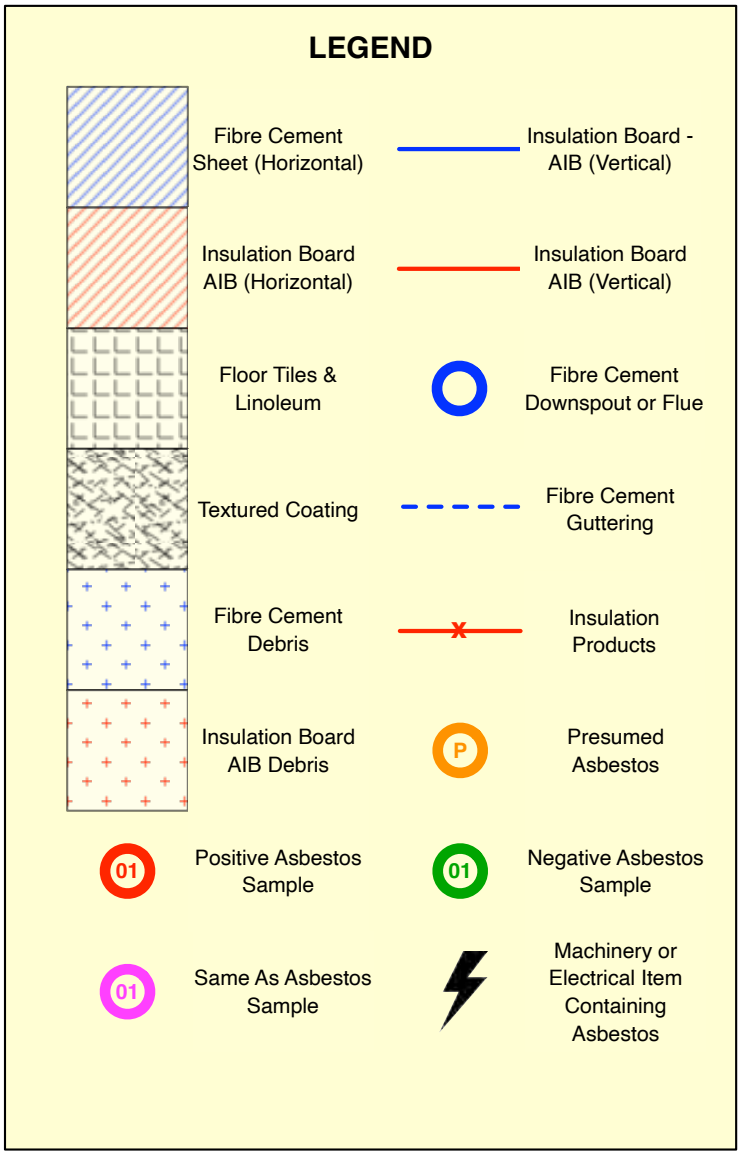
APPENDIX A: Material Assessment Sheets

Item #	004
Location ID	L-03
Room	External
Description	Fibre Cement Eaves Filler
Surveyor	SJG
Survey Type	Management
Inspection Date	5 Dec 2022
Sample #	S-004
Lab Ref	BS164942

Type	N/a	0	**Location**	N/a
Material	N/a	0	**Accessibility**	N/a
Condition	N/a	0	**Amount**	≈ 9 m
Surface Treatment	N/a	0	**Assessment Type**	Laboratory
Material Assessment Score		0		

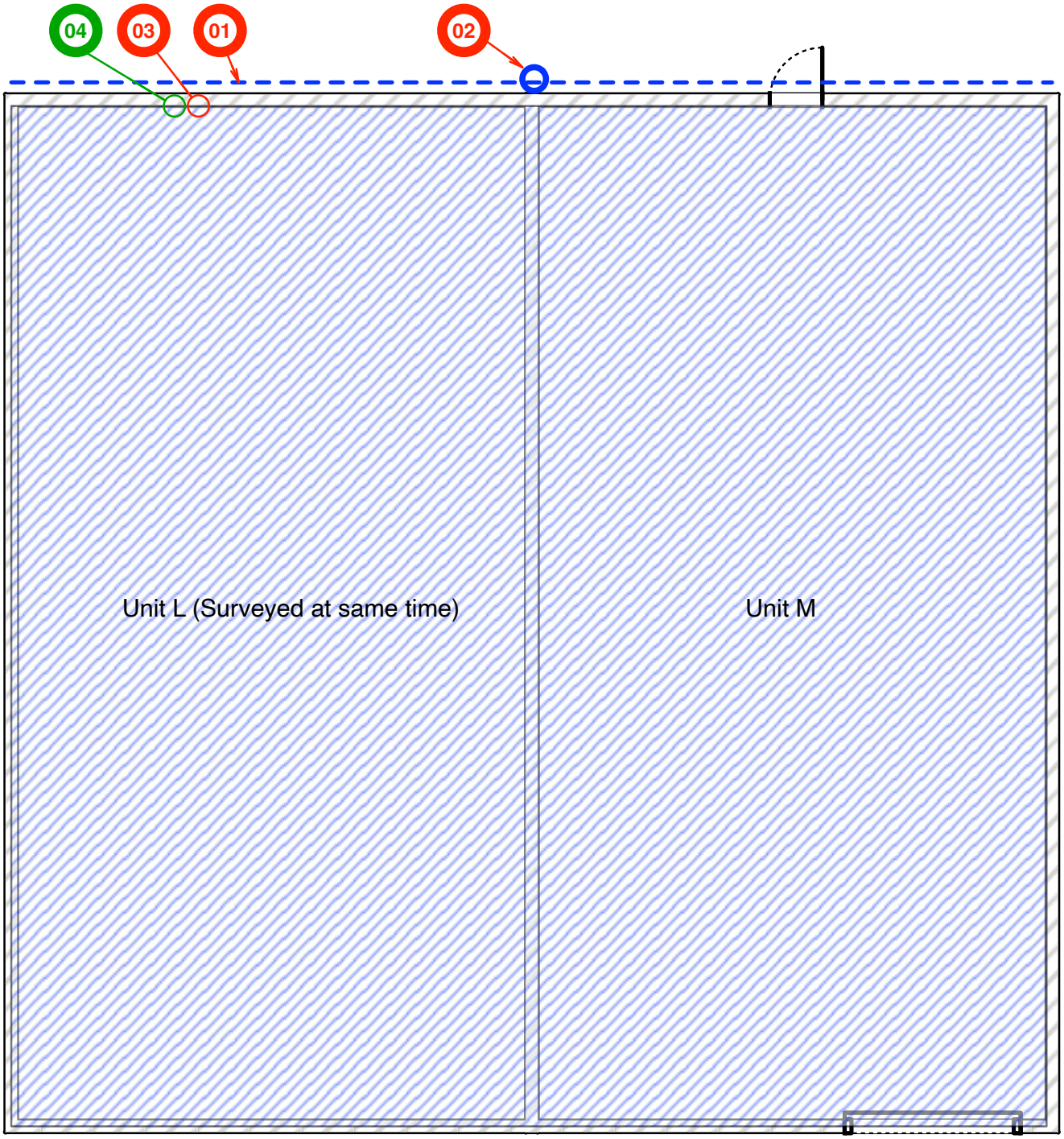
Action	Manage	
Priority	3	
Notifiable	No	
Licensed	No	
Additional Comments		No asbestos was identified within the sample analysed.
Recommendations		The result was surprising and it may be that the sample taken was from a replacement eaves filler after asbestos was phased out of fibre cement products. It's suggested that all fibre cement products on the premises are treated as ACMs and that guidance for those are also applied to the eaves fillers.

APPENDIX B: Drawings



Unit M, Cocker Avenue, Poulton Business Park, Poulton-le-Fylde, Lancashire. FY6 8JU.

APPENDIX B: Drawings



L-03 External.
Unit M, Cocker Avenue, Poulton Business Park,
Poulton-le-Fylde, Lancashire. FY6 8JU.

APPENDIX B: Drawings

Ground Floor.
Unit M, Cocker Avenue, Poulton Business Park,
Poulton-le-Fylde, Lancashire. FY6 8JU.

APPENDIX C: Bulk Sample Results

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Address:	S. J. Gartside The Estate Office Cocker Avenue Poulton Business Park Poulton-le-Fylde Lancashire FY6 8JU	**Site Address:**	Unit L Cocker Avenue Poulton-Le-Fylde Lancashire FY6 8JU
Samples Received:	06/12/2022	**Issue Date:**	07/12/2022
Order Placed By:	Steve Gartside	**Sampled By:**	S. J. Gartside
Analysed on:	07/12/2022	**Authorised Signatory:**	H. Tilling
		Job Title:	Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report No.: J272673

Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
07/12/2022	BS164939	S-001	External / Rear Gutter	Asbestos Cement Guttering	Chrysotile	H Tilling
07/12/2022	BS164940	S-002	External / Rear Elevation	Asbestos Cement Downspout	Chrysotile	H Tilling
07/12/2022	BS164941	S-003	External / Rear Lower Roof	Asbestos Cement Roof Sheet	Chrysotile	H Tilling
07/12/2022	BS164942	S-004	External / Rear Lower Roof	Cement Eaves Filler	No Asbestos Detected	H Tilling

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite","Anthophylite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. The report should not be reproduced except in full, without written approval of the laboratory.

END OF REPORT

Analysed at:
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1155

Registered Office: Bradley Environmental Consultants Limited, 20 Stourbridge Road, Halesowen, West Midlands, B63 3US. Registered in England No. 02573757

APPENDIX D: Asbestos Register

Location ID	Sample Ref	Room	Description	Type	Quantity	Action Required
L-03	S-001	External	Fibre Cement Gutter	Chrysoltile	≈ 9 m	Manage
L-03	S-002	External	Fibre Cement-Downspout	Chrysotile	≈ 3 m	Manage
L-03	S-003	External	Fibre Cement Roof Sheet	Chrysotile	≈ 160 m^2	Manage

ITEMS IN RED – LICENSED CONTRACTOR REQUIRED.

ITEMS IN BLACK – WORK CAN BE CARRIED OUT BY A SUITABLY TRAINED PERSON / CONTRACTOR.

Where applicable, all asbestos removal works must be carried out by a suitably trained contractor or a licensed asbestos removal contractor. Any work must be carried out in accordance with the Control of Asbestos Regulations 2012.

All asbestos waste must be disposed of as per the Hazardous Waste (England & Wales) (Amendment) Regulations 2011.

APPENDIX E: Non-Asbestos Register

Location ID	Room	Description	Material
L-01	Workshop	Floor	Concrete
L-01	Workshop	Wall	Brick/Block
L-01	Workshop	Wall (to WC)	Timber
L-01	Workshop	Ceiling	Steel Sheeting
L-01	Workshop	Electrical Supply and Distribution	All electrical equipment post 1999, no asbestos.
L-01	Workshop	Doors	Timber
L-01	Workshop	Pipe Insulation	Modern polyethylene foam insulation
L-02	WC	Floor	Concrete
L-02	WC	Wall	Brick/Block
L-02	WC	Wall	Timber
L-02	WC	Ceiling	Timber
L-02	WC	Pipe Insulation	Modern polyethylene foam insulation
L-03	External	Floor	Concrete
L-03	External	Wall	Brick/Block
L-03	External	Front Guttering	Plastic

APPENDIX F: SUPPLEMENTARY INFORMATION

The Health & Safety have produced several helpful guidance booklets for people with a legal responsibility to manage asbestos. Information can be found on the H & S Website, www.hsebooks.co.uk or visit the website: www.hse.co.uk

For general information, telephone the H & S Info line on 08701 545500
Booklets can be obtained by Mail Order on 01787 881165

The following relevant booklets are recommended.

Introduction to Asbestos Essentials Series No: HSG213
Asbestos Essentials: Task Manual Series No: HSG210
A Comprehensive Guide to Managing Asbestos in Premises Series No: HSG227
Asbestos: The Survey Guide: HSG264
The Management of Asbestos in Non-Domestic Premises Ref: L127
A Short Guide to Managing Asbestos in Premises Ref: INDG223REV3
Asbestos: Effects on Health of Exposure to Asbestos. Ref: 0717610756
Work with Materials containing Asbestos: L143
Health & Safety in Roof Work: HSG33