



HOME COUNTIES ASBESTOS
QUALITY - SIMPLICITY - COMPLIANCE

Issue Date
6th April 2022

Reference Number
HCA02250

Version 1

Asbestos Demolition Survey

Prepared For



Visit Date
24th March 2022

Site Address
Unit D8
Fieldhouse Industrial Estate
Rochdale
Lancashire
OL12 0AA

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1. KNOWN SITE INSPECTION HISTORY

Inspection date	Inspection carried out by	Inspection type	Next inspection due date
24/03/2022	Home Counties Asbestos Ltd	Asbestos Demolition Survey	Not required (if demolished)

Inspection reports that Home Counties Asbestos Ltd are aware of are listed above. It is important to be mindful that other inspection reports may exist.

2. EXECUTIVE SUMMARY

On 24th March 2022 an Asbestos Demolition Survey was carried out within Unit D8 at Fieldhouse Industrial Estate, Rochdale, Lancashire, OL12 0AA. This visit was commissioned by BizSpace Ltd.

The scope of the Asbestos Demolition Survey was strictly limited to the proposed demolition works as detailed in the information provided by the client. No demolition works other than those notified to Home Counties Asbestos Ltd were considered during the site inspection. The following information was provided by the client:

- Demolition plan, highlighted extent of demolition.

ASBESTOS TEXTILE ROPE DEBRIS HAS BEEN IDENTIFIED ON THE FLOOR WHERE ROOFLIGHTS HAVE FALLEN TO THE GROUND. ASBESTOS CEMENT DEBRIS IS PRESENT ON FLOORS, BOTH INTERNALLY AND EXTERNALLY (INCLUDING THE SURROUNDING UNDERGROWTH). ACCESS WITHIN ALL INTERNAL AREAS MUST BE PROHIBITED, UNTIL ALL ASBESTOS CONTAMINATION HAS BEEN REMOVED.

For the purposes of identifying the locations of any samples taken, and all confirmed or presumed asbestos containing materials, all separate rooms included within the scope of the Asbestos Demolition Survey have been assigned consecutive numerical references. Refer to the Sample and Asbestos Location Plan(s) for further information.

The Building Asbestos Register and Management Plan provides detailed information as to how asbestos containing material(s) should be managed. As an Asbestos Demolition Survey has been instructed all management recommendations are defaulted to 'remove', 'prior to demolition'. All employees and contractors at the premises must use the Building Asbestos Register and Management Plan as a reference to minimise the risk of exposure to asbestos.

Despite an Asbestos Demolition Survey being survey being far more intrusive than an Asbestos Management Survey, employees and contractors must be advised that they may still encounter unidentified asbestos containing material(s) in non-accessible areas. Any such areas are detailed in Limitations of the Asbestos Demolition Survey; Standard Limitations of the Asbestos Demolition Survey.

An Asbestos Demolition Survey is intended to locate, as far as reasonably practicable, all asbestos containing material(s) within the relevant part(s) of the premises undergoing demolition. There are inherent limits to what can be achieved by consultants using hand tools when investigating the fabric of the premises, particularly where solid construction is encountered. As such it must be acknowledged that the findings of this report cannot be considered definitive. Home Counties Asbestos Ltd cannot accept liability for any additional costs associated with the removal of unidentified asbestos containing material(s).

A Priority Assessment has been carried out by the consultant and is provided within this report. This is based on the fact that the premises were vacant and unoccupied at the time of the survey. As such it does not consider any future or likely usages of the premises surveyed.

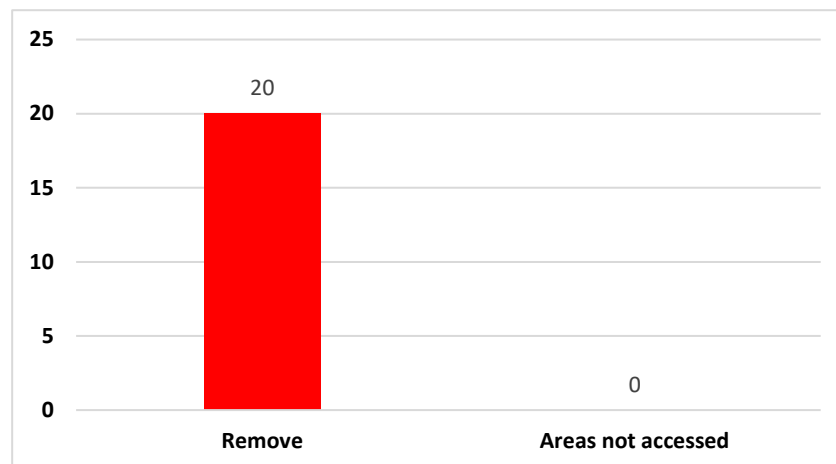
3. SUMMARY OF ASBESTOS MANAGEMENT RECOMMENDATIONS

Remove: 20

Prior to demolition: 20

Areas not accessed: 0

Access and inspect: 0



4. SCOPE OF CLIENT INSTRUCTION

It is understood that an Asbestos Demolition Survey and resultant report is required to provide an up-to-date building asbestos register and management plan for all confirmed and presumed asbestos containing material(s).

Home Counties Asbestos Ltd will check the condition, quantity, location and extent of all suspected asbestos containing material(s) sampled or presumed during the Asbestos Demolition Survey.

The scope of client instruction extended to the following areas:

- Ground floor; office areas, warehouses, WCs, store rooms.
- External areas; all safely accessible surfaces.

Any areas that fell outside the scope of client instruction were not inspected.

5. CLIENT AND PROPERTY INFORMATION

Client

BizSpace Ltd

Client instruction received from

Andrew Ainsworth, Senior Building Surveyor – 07854 462948

Client address

3rd Floor, Winston House, 2 Dollis Park, London, N3 1HF

Asbestos Demolition Survey site address

Unit D8, Fieldhouse Industrial Estate, Rochdale, Lancashire, OL12 0AA

Site contact

Garry Cumming, Industrial Manager – 07817 112790

6. LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

6.1 STANDARD LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

It is possible that asbestos containing residues and debris from previous asbestos removal operations may remain undetected as it is not reasonably practicable to inspect all surfaces. Examples of this include thermal insulation residues to pipework installations and asbestos insulating board debris within structural voids. Where it is known that asbestos containing material(s) has/have been removed in the past, it is recommended that suitable control measures are implemented.

Subterranean service runs, ducts and voids were not accessed during the asbestos survey. Upon excavation of the site any such areas will need to be inspected in conjunction with specialist contractors.

Suspected asbestos containing material(s) will be sampled during the survey, or if access is not possible, presumed to contain asbestos. The possibility of additional asbestos containing material(s) being present behind, above or below such suspect materials must be considered.

The internal workings of any electrical, mechanical or heating equipment and machinery, including any associated electrical cabling, pipework and associated pipework elements such as flanges and valves. Upon the dismantling or decommissioning of any such equipment, further inspections can be made in conjunction with specialist contractors.

Where a non-homogenous material has been sampled and it is NAD (No Asbestos Detected), other areas not sampled may still contain asbestos.

Where asbestos containing debris has been identified externally, it is probable that further concealed asbestos containing debris remains undetected within undergrowth, and/or underneath the surface.

Within solid structural framework and solid floor/ceiling slabs. Specialist heavy-duty equipment will be required to investigate such areas.

The following must be acknowledged:

The extent of the Asbestos Demolition Survey included only those areas affected by the proposed demolition works confirmed by the client to Home Counties Asbestos Ltd, be that in writing or verbally. No other areas have been considered or inspected.

6.2 SITE-SPECIFIC LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

All areas were adequately accessed and inspected within the scope of client instruction.

7. MATERIAL REGISTERS

The following registers contain location, material type, quantity, accessibility and risk assessment information pertaining to all confirmed and/or presumed asbestos containing material(s) and confirmed non-asbestos containing material(s), identified during the Asbestos Demolition Survey.

Individual tabulated records may carry the following acronyms. It is important they are acknowledged and understood:

NS	No Sample was taken from the material. This may be because of the hardness of the material or the difficulty in procuring a sample due to access or health and safety considerations.
P	'P' signifies that the consultant has been unable to sample a material and has Presumed it to contain asbestos. This conclusion is reached by default, as there is insufficient evidence to suggest that a material does not contain asbestos. In such cases the type of asbestos defaults to either crocidolite (blue) or chrysotile (white) dependant on the material type.
SP	'SP' signifies that the consultant has been unable to sample a material and has Strongly Presumed it to contain asbestos. This conclusion is reached where there is a strong presumption that the material does contain asbestos based on consultant knowledge and experience. Again, in such cases the type of asbestos defaults to either crocidolite (blue) or chrysotile (white) dependant on the material type.
VI	A material may not be sampled if it is Visually Identical to one sampled previously. Where the letters 'VI' are used the number that follows is that of the sample to which the material is visually identical.
NA	Where it has not been possible to access and inspect a specific room or area (Not Accessed), asbestos containing material(s) will be presumed to be present. This will remain the default position until proven otherwise.

Accessibility of asbestos containing material is defined as:

Easy	The asbestos containing material is exposed and can be touched without the use of any access equipment.
Medium	The asbestos containing material is enclosed and/or stepladders are required to touch the asbestos containing material.
Difficult	Destructive techniques and/or specialist access equipment such as a MEWP are required to touch the asbestos containing material.

The results of the Asbestos Demolition Survey now follow.

7.1 BUILDING ASBESTOS REGISTER AND MANAGEMENT PLAN

Asbestos containing material(s) information now follows two-fold:

Firstly; a summary table detailing sample numeration, the floor and room(s) in which the asbestos containing material has been identified along with the specific location(s) therefrom, the asbestos containing material type, the quantity of, the overall risk posed (taking into account both the material and priority risk assessments), the accessibility of the asbestos containing material, and finally the current basic management recommendaton (based on the observations made during the site inspection).

Secondly; individual data sheets which supplement the above information with the floor plan reference colour used, photography, a full breakdown of the material and priority risk assessment algorithms applied and the resultant total risk assessment score, the priority assigned to the management recommendation made and additional comments as required.

Please note that any articles of concrete, stone, brick, cinder block, mortar, metal, plastic, glass, timber, plywood, chipboard, plasterboard, plaster skim, MMMF or any other material known to be free of asbestos fibres are not recorded.

Sample Number	Floor, Room	Location	Material	Quantity	Risk Level Posed	Accessibility	Management Recommendation
2	Ground floor, G.02	Roof cladding	Corrugated cement sheeting	250 sq. m.	LOW	DIFFICULT	Remove
4 VI 2	Ground floor, G.02	High level rear wall cladding	Corrugated cement sheeting	25 sq. m.	LOW	DIFFICULT	Remove
6 NS	Ground floor, G.02	Valley guttering	Presumed cement	20 lin. m.	VERY LOW	DIFFICULT	Remove
8	Ground floor, G.02	Laying loose on the floor	Cement debris	< 1 sq. m. (visible)	LOW	EASY	Remove
9 VI 16	Ground floor, G.02	Rooflights	Textile rope	28 lin. m.	VERY LOW	DIFFICULT	Remove
11	Ground floor, G.05	Roof cladding	Corrugated cement sheeting	400 sq. m.	VERY LOW	DIFFICULT	Remove
13 VI 11	Ground floor, G.05	Rear and side wall cladding	Corrugated cement sheeting	200 sq. m.	LOW	EASY	Remove
15 NS	Ground floor, G.05	Valley guttering	Presumed cement	15 lin. m.	LOW	DIFFICULT	Remove
16	Ground floor, G.05	Rooflights	Textile rope	50 lin. m.	LOW	DIFFICULT	Remove
17	Ground floor, G.05	Within the wall mounted fuse box	Textile flash guards	24 units	LOW	EASY	Remove
18 VI 11	Ground floor, G.05	Laying loose on the floor	Cement debris	< 1 sq. m. (visible)	VERY LOW	EASY	Remove
20 VI 16	Ground floor, G.05	Laying loose on the floor	Textile rope debris	< 1 lin. m. (visible)	VERY LOW	EASY	Remove
21	Ground floor, G.06	Ceiling, above the plasterboard ceiling	Cement sheeting	10.5 sq. m.	VERY LOW	MEDIUM	Remove
22 VI 21	Ground floor, G.06	Laying loose on the floor	Cement debris	<1 sq. m.	LOW	EASY	Remove
23	External, side of the building	Guttering	Cement	12 lin. m.	VERY LOW	MEDIUM	Remove
24	External, rear of the building	Barge boards	Cement	40 lin. m.	VERY LOW	EASY	Remove
26	External, perimeter of the building	Laying loose on the floor	Cement debris	115 sq. m.	LOW	EASY	Remove
30 VI 2	Ground floor, G.09	Roof cladding	Corrugated cement sheeting	80 sq. m.	VERY LOW	MEDIUM	Remove
31 VI 2	Ground floor, G.09	Wall cladding	Corrugated cement sheeting	80 sq. m.	VERY LOW	EASY	Remove
32 VI 8	Ground floor, G.09	Laying ;oose on the floor	Cement debris	< 1 sq. m.	LOW	EASY	Remove

Sample Number	2	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.02	Location	Roof cladding
Material	Corrugated cement sheeting	Quantity	250 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	10	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	4 VI 2	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.02	Location	High level rear wall cladding
Material	Corrugated cement sheeting	Quantity	25 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	10	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	8	Floor Plan Colour	Red
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Floor, Room	Ground floor, G.02	Location	Laying loose on the floor
Material	Cement debris	Quantity	< 1 sq. m. (visible)

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	3
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	12	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
Further asbestos containing debris is likely present, and concealed, amongst the surrounding debris and pigeon faeces.

Sample Number	9 VI 16	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.02	Location	Rooflights
Material	Textile rope	Quantity	28 lin. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	0
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	2	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	8	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	11	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.05	Location	Roof cladding
Material	Corrugated cement sheeting	Quantity	400 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	0	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	13 VI 11	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.05	Location	Rear and side wall cladding
Material	Corrugated cement sheeting	Quantity	200 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	2
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	11	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
This asbestos containing material extends into room G.07.

Sample Number	15 NS	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.05	Location	Valley guttering
Material	Presumed cement	Quantity	15 lin. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	3 (Strongly Presumed)	Type of Maintenance (0-3)	1

Total Risk Assessment Score	10	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	16	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.05	Location	Rooflights
Material	Textile rope	Quantity	50 lin. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	2	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	12	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
There are asbestos textile ropes hanging from the roof where rooflights have fallen.

Sample Number	17	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.05	Location	Within the wall mounted fuse box
Material	Textile flash guards	Quantity	24 units

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	0
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	2
Surface Treatment (0-3)	2	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	11	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	18 VI 11	Floor Plan Colour	Red
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Floor, Room	Ground floor, G.05	Location	Laying loose on the floor
Material	Cement debris	Quantity	< 1 sq. m. (visible)

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	3
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	0	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
Further asbestos containing debris is likely present, and concealed, amongst the surrounding debris and pigeon faeces.

Sample Number	20 VI 16	Floor Plan Colour	Red
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Floor, Room	Ground floor, G.05	Location	Laying loose on the floor
Material	Textile rope debris	Quantity	< 1 lin. m. (visible)

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	3
Surface Treatment (0-3)	2	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	0	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
Further asbestos containing debris is likely present, and concealed, amongst the surrounding debris and pigeon faeces.

Sample Number	21	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.06	Location	Ceiling, above the plasterboard ceiling
Material	Cement sheeting	Quantity	10.5 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	2	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	7	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	22 VI 21	Floor Plan Colour	Red
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Floor, Room	Ground floor, G.06	Location	Laying loose on the floor
Material	Cement debris	Quantity	<1 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	3
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	12	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	23	Floor Plan Colour	Brown
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Floor, Room	External, side of the building	Location	Guttering
Material	Cement	Quantity	12 lin. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	2	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	7	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	24	Floor Plan Colour	Brown
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Floor, Room	External, rear of the building	Location	Barge boards
Material	Cement	Quantity	40 lin. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	6	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	26	Floor Plan Colour	Red
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Floor, Room	External, perimeter of the building	Location	Laying loose on the floor
Material	Cement debris	Quantity	115 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	3
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	12	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	30 VI 2	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.09	Location	Roof cladding
Material	Corrugated cement sheeting	Quantity	80 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	6	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	31 VI 2	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.09	Location	Wall cladding
Material	Corrugated cement sheeting	Quantity	80 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	1

Total Risk Assessment Score	8	Risk Level Posed	VERY LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	32 VI 8	Floor Plan Colour	Red
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Floor, Room	Ground floor, G.09	Location	Laying ;oose on the floor
Material	Cement debris	Quantity	< 1 sq. m.

Material Assessment		Priority Assessment	
Product Type (1-3)	1	Occupant Activity (0-3)	0
Extent of Damage (0-3)	3	Likelihood of Disturbance (0-3)	3
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	10	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

7.2 NON-ACCESSED AREAS REGISTER

All areas were adequately accessed and inspected within the scope of client instruction.

7.3 NON-ASBESTOS CONTAINING MATERIALS REGISTER

Non-asbestos containing material(s) information now follows two-fold:

Firstly; a summary table detailing sample numeration, the floor and room(s) in which the non-asbestos containing material has been identified along with the specific location(s) therefrom and the quantity of.

Secondly; individual data sheets which supplement the above information with photography and additional comments as required.

Please note that any articles of concrete, stone, brick, cinder block, mortar, metal, plastic, glass, timber, plywood, chipboard, plasterboard, plaster skim, MMMF or any other material known to be free of asbestos fibres are not recorded.

Sample Number	Floor, Room	Location	Material	Quantity
1	Ground floor, G.01	Entrance door	Mastic	5 lin. m.
3	Ground floor, G.02	Underside of the roof, at the front of the unit	Painted fibreboard	6 lin. m.
5 VI 3	Ground floor, G.02	High level walls, at the front and rear of the unit	Painted fibreboard	40 sq. m.
7	Ground floor, G.04	Underside of the sink	Bitumen pad	1 unit
10 VI 3	Ground floor, G.02	Laying loose on the floor	Painted fibreboard debris	< 1 sq. m.
12	Ground floor, G.05	Lining the underside of the roof	Painted fibreboard	400 sq. m.
14 VI 12	Ground floor, G.05	Lining the perimeter walls	Painted fibreboard	300
19 VI 12	Ground floor, G.05	Laying loose on the floor	Painted fibreboard debris	15 sq. m.
25	External	Windows	Putty	40 lin. m.
27 VI 25	External	Laying loose on the floor	Putty debris	<1 lin. m.
28	External	Grey metal sheeting	Composite coating	160 sq. m.
29	External	Yellow metal sheeting	Composite coating	40 sq. m.

Sample Number	1	No Asbestos Detected
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Floor, Room	Ground floor, G.01	Location	Entrance door
Material	Mastic	Quantity	5 lin. m.

Sample Number	3	No Asbestos Detected
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Floor, Room	Ground floor, G.02	Location	Underside of the roof, at the front of the unit
Material	Painted fibreboard	Quantity	6 lin. m.

Sample Number	5 VI 3	No Asbestos Detected
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Floor, Room	Ground floor, G.02	Location	High level walls, at the front and rear of the unit
Material	Painted fibreboard	Quantity	40 sq. m.

Sample Number	7	No Asbestos Detected
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Floor, Room	Ground floor, G.04	Location	Underside of the sink
Material	Bitumen pad	Quantity	1 unit

Sample Number	10 VI 3	No Asbestos Detected
---------------	---------	----------------------



Floor, Room	Ground floor, G.02	Location	Laying loose on the floor
Material	Painted fibreboard debris	Quantity	< 1 sq. m.

Sample Number	12	No Asbestos Detected
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Floor, Room	Ground floor, G.05	Location	Lining the underside of the roof
Material	Painted fibreboard	Quantity	400 sq. m.

Sample Number	14 VI 12	No Asbestos Detected
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Floor, Room	Ground floor, G.05	Location	Lining the perimeter walls
Material	Painted fibreboard	Quantity	300

The non-asbestos containing material extends downwards into rooms G.07 and G.08.

Sample Number	19 VI 12	No Asbestos Detected
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Floor, Room	Ground floor, G.05	Location	Laying loose on the floor
Material	Painted fibreboard debris	Quantity	15 sq. m.

Sample Number	25	No Asbestos Detected
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Floor, Room	External	Location	Windows
Material	Putty	Quantity	40 lin. m.

Sample Number	27 VI 25	No Asbestos Detected
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Floor, Room	External	Location	Laying loose on the floor
Material	Putty debris	Quantity	<1 lin. m.

Sample Number	28	No Asbestos Detected
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Floor, Room	External	Location	Grey metal sheeting
Material	Composite coating	Quantity	160 sq. m.

Sample Number	29	No Asbestos Detected
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Floor, Room	External	Location	Yellow metal sheeting
Material	Composite coating	Quantity	40 sq. m.

8. RISK ASSESSMENT

Home Counties Asbestos Ltd categorises the risk level of asbestos containing material by combining a material assessment which focuses purely on the material itself, and a priority assessment which focuses on the usual (at the time of the inspection) conditions of the environment in which the asbestos containing material is located.

The combined result of these two assessments then provides a total risk assessment score which in turn dictates whether the asbestos containing material is deemed to pose a very low, low, medium or high risk.

Please find overleaf tables detailing the criteria dictating these risk assessments.

8.1 MATERIAL RISK ASSESSMENT

	Score	Examples
Product Type	1	Asbestos reinforced plastics, composites, resins, mastics, putties, felts, bitumen, floor tiles, textured coatings, cement.
	2	Asbestos insulating board, millboard, textiles, ropes, gaskets, paper and cardboard.
	3	Asbestos loose fill, sprayed coating and insulation.
Extent of Damage	0	Good condition, no visible damage at all, completely sealed or enclosed.
	1	Low damage, a few scratches, surface marks or some visible unsealed areas.
	2	Medium damage, visible cracking or breakage.
	3	High damage resulting in hanging or loose asbestos debris.
Surface Treatment	0	Asbestos reinforced plastics, composites, resins, mastics, felts, floor tiles and linoleum (if not paper backed).
	1	Enclosed sprays and lagging, sealed asbestos insulating board (with exposed face encapsulated or enclosed), encapsulated or enclosed textiles, cement products, textured coatings, completely concealed gaskets.
	2	Exposed or partially exposed asbestos insulating board, exposed textiles, paper, cardboard, encapsulated or enclosed sprayed coatings and insulation, exposed gaskets.
	3	Unsealed sprayed coating and insulation.
Asbestos Type	1	Chrysotile (white) asbestos.
	2	Amosite (brown) asbestos, and asbestiform anthophyllite, tremolite or actinolite.
	3	Crocidolite (blue) asbestos.

8.2 PRIORITY RISK ASSESSMENT

	Score	Examples
Occupant Activity	0	Never or rarely occupied, such as vacant property, risers, plant rooms, structural voids and high level external areas.
	1	Usually occupied, such as offices, kitchens, WCs, stores and stairwells.
	2	Nearly always occupied such as call centres, train stations, shopping malls, distribution warehouses and factories.
	3	Constant occupation.
Likelihood of Disturbance	0	Usually inaccessible, will not be disturbed under normal conditions.
	1	Occasionally likely to be disturbed.
	2	Easily disturbed.
	3	Routinely disturbed.
Number of Occupants	0	No occupants at all.
	1	1-3 occupants.
	2	4-10 occupants.
	3	More than 10 occupants.
Type of Maintenance	0	Unlikely possibility of contact during maintenance or repair works.
	1	Possible contact during maintenance or repair works.
	2	Probable contact resulting in potential movement of the asbestos containing material during maintenance or repair works.
	3	Definite removal required during normal maintenance or repair works, particularly relevant where the asbestos containing material forms a key component.

8.3 TOTAL RISK ASSESSMENT SCORE

Combined Score	Risk Level Posed
0-8	Very Low
9-13	Low
14-19	Medium
20 or more	High

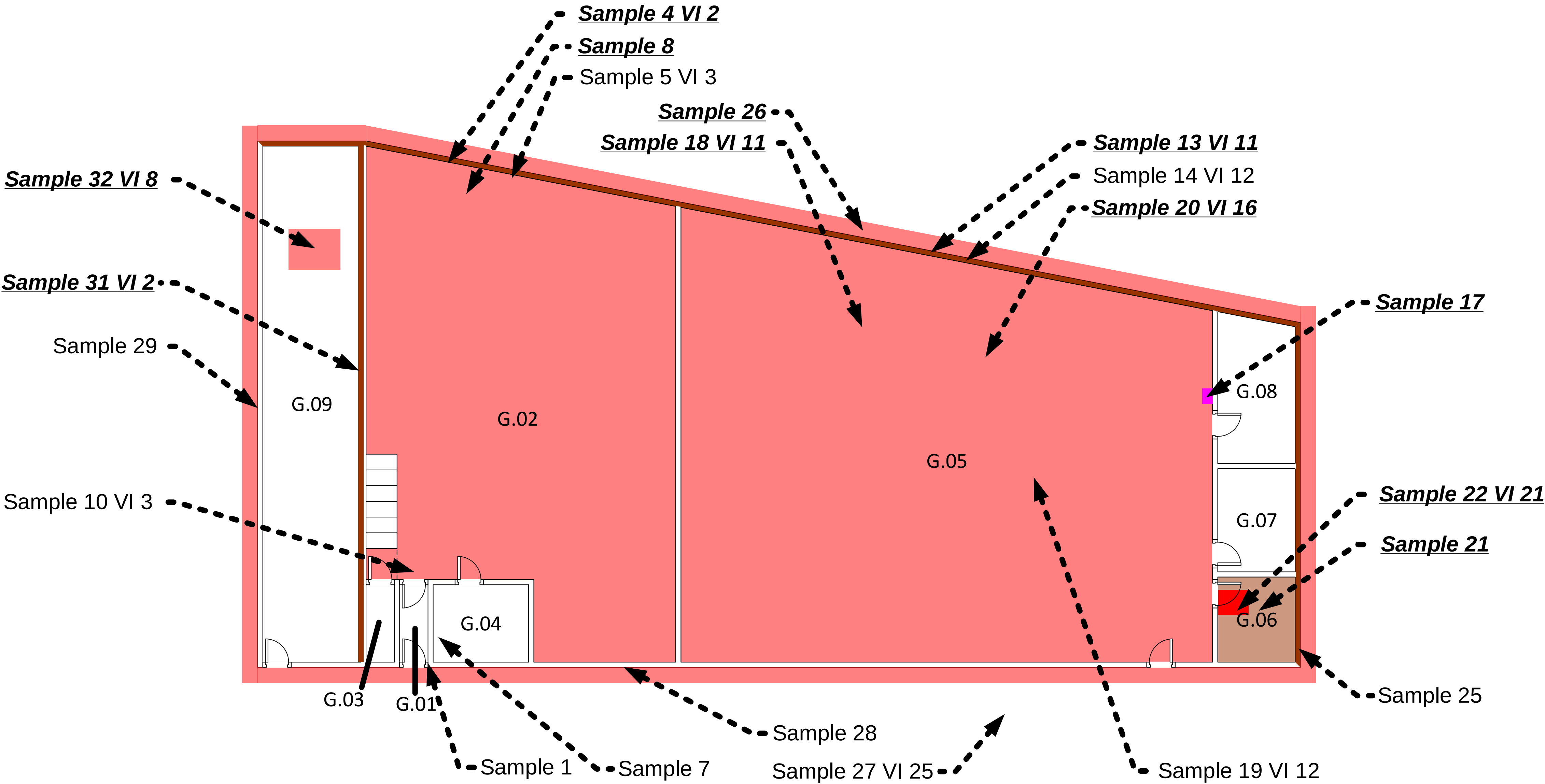
It is very important to understand and acknowledge that the risk assessment completed by Home Counties Asbestos Ltd is representative of the conditions witnessed during the actual inspection.

Site conditions can change at any given moment, as such it is vital that continuous risk assessment is maintained. A single inspection report is not evidence of compliance. Reinspection ought to be completed at least annually by competent persons and the findings of each reinspection must be recorded.

9. SAMPLE AND ASBESTOS LOCATION PLAN(S)

Floor plans now follow depicting all sample locations and also the extent of any confirmed and/or presumed asbestos containing material(s).

Ground Floor



Colour Key

HCAQMS008-Rev3-031119

Sample Points and Asbestos Locations

Loose Asbestos,
Asbestos Debris

Sprayed Coatings

Thermal Insulation

Asbestos Insulating
Board (AIB), Millboard

Paper, Roofing Felt,
Gaskets

Textiles

Cement Products

Floor Tiles, Roofing Tiles,
Composites, Bitumen

Non-Accessed Areas,
Asbestos Presumed

All samples containing asbestos, or presumed (P)/strongly presumed (SP) to contain asbestos are indicated with bold italic underlined text - ***Sample x***

All samples not containing asbestos are indicated by standard text - Sample x

Room numbers - B.01, G.01, 1.01, 2.01, ST.01

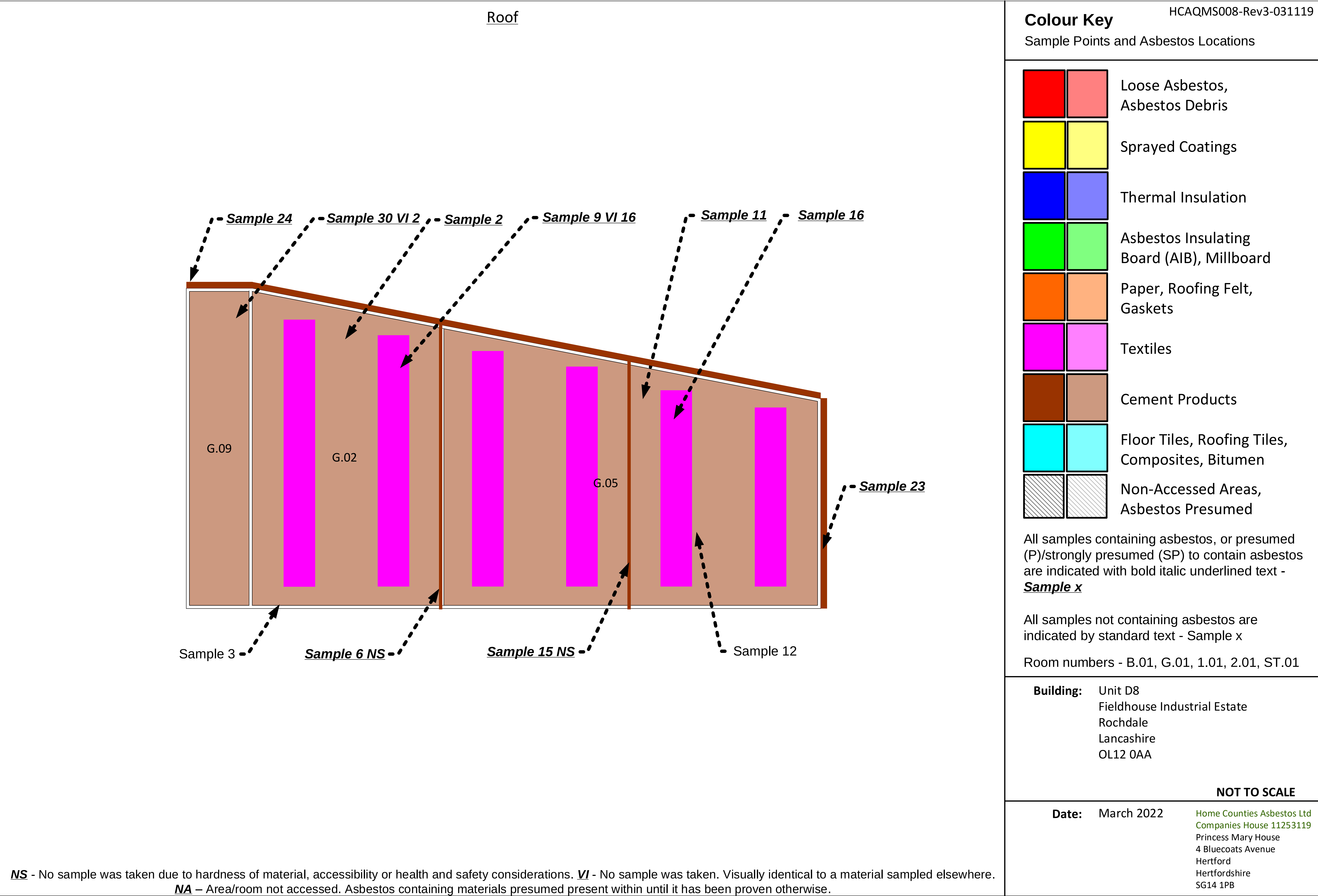
Building: Unit D8
Fieldhouse Industrial Estate
Rochdale
Lancashire
OL12 0AA

NOT TO SCALE

Date: March 2022

Home Counties Asbestos Ltd
Companies House 11253119
Princess Mary House
4 Bluecoats Avenue
Hertford
Hertfordshire
SG14 1PB

NS - No sample was taken due to hardness of material, accessibility or health and safety considerations. ***VI*** - No sample was taken. Visually identical to a material sampled elsewhere.
NA – Area/room not accessed. Asbestos containing materials presumed present within until it has been proven otherwise.



10. SAMPLE ANALYSIS CERTIFICATION

Sample analysis certification now follows. This has been reproduced in full.

Certificate of Bulk Analysis

Customer: Home Counties Asbestos Ltd
Customer Address: Princess Mary House,, 4
 Bluecoats Avenue, Hertford, Hertfordshire, SG14
 1PB
Site Address: Unit D8, Fieldhouse Industrial Estate,
 Rochdale
Client Reference: HCA02250

Project Number: P-22239
Samples Received On: 29/03/2022
Samples Taken By: Client
No of Samples: 16
Date of Analysis: 31/03/2022

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	G.01 – Door	Mastic	NAD	Satya Tamerla
S002	002	G.02 – Roof	Cement Product	Chrysotile	Satya Tamerla
S003	003	G.02 – Underside of the Roof	Fibre Board	NAD	Satya Tamerla
S004	007	G.04 – Underside of the Sink	Bituminous Product	NAD	Satya Tamerla
S005	008	G.02 – Floor	Cement Product	Chrysotile	Satya Tamerla
S006	011	G.05 – Roof	Cement Product	Chrysotile	Satya Tamerla
S007	012	G.05 – Underside of the Roof	Fibre Board	NAD	Satya Tamerla
S008	016	G.05 – Skylight Windows	Seal - Textile	Chrysotile	Satya Tamerla
S009	017	G.05 – Within Fuse Box	Flash Guards - Textile	Chrysotile	Satya Tamerla
S010	021	G.06 – Ceiling	Cement Product	Chrysotile	Satya Tamerla
S011	023	External – Guttering	Cement Product	Chrysotile	Satya Tamerla
S012	024	External – Barge Boards	Cement Product	Chrysotile	Satya Tamerla
S013	025	External – Windows	Putty	NAD	Satya Tamerla
S014	026	External – Floor	Cement Product	Chrysotile	Satya Tamerla
S015	028	External – Walls	Metal/Plastic	NAD	Satya Tamerla
S016	029	External – Walls	Metal/Plastic	NAD	Satya Tamerla

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Sai Annapureddy/Quality Manager	Date of Issue:	31/03/2022
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Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures - appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM)'. The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for sampling techniques carried out by individual(s) not directly employed within the Company.



HOME COUNTIES ASBESTOS

QUALITY - SIMPLICITY - COMPLIANCE

Asbestos Services Provided by Home Counties Asbestos Ltd:

Asbestos Reinspections
Asbestos Management Surveys
Asbestos Refurbishment Surveys
Asbestos Demolition Surveys
Asbestos Management Plans
Ad Hoc Asbestos Sampling
Ad Hoc Asbestos Consultancy
Asbestos Awareness Training
Asbestos Remediation Project Coordination
Asbestos Air Testing in Partnership with UKAS Accredited Analysis Bodies
Asbestos Removal in Partnership with HSE Licensed Asbestos Removal Contractors

Other Consultancy Services Provided Include:

Lead in Paint Surveys
Bacillus Anthracis in Horse Hair Plaster Surveys

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