



HOME COUNTIES ASBESTOS
— QUALITY - SIMPLICITY - COMPLIANCE —

Issue Date
17th April 2022

Reference Number
HCA02246

Version 1

Asbestos Demolition Survey

Prepared For



Visit Dates

23rd March 2022

9th April 2022

Site Address

Units F13, F14 and F15
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
23/03/2022 09/04/2022	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 23rd March and 9th April 2022 an Asbestos Demolition Survey was carried out within Units F13, F14 and F15, 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.

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).

Please note that the Asbestos Demolition Survey was completed as sympathetically as possible as the site was occupied and still in use. It is therefore recommended that prior to demolition work commencing, further and more destructive investigations are instructed.

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.

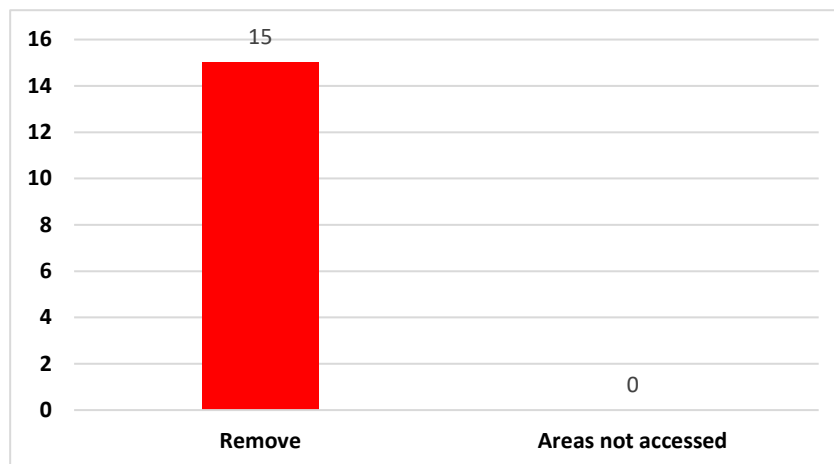
3. SUMMARY OF ASBESTOS MANAGEMENT RECOMMENDATIONS

Remove: 15

Prior to demolition: 15

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; warehouses, office areas, WC.
- First floor; warehouse.
- 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

Units F13, F14 and F15, 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.

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 normally reported. The presence and location of these non-asbestos containing materials however, is recorded during the inspection. A copy of the correlating notes can be made available upon request.

Sample Number	Floor, Room	Location	Material	Quantity	Risk Level Posed	Accessibility	Management Recommendation
2	Ground floor, G.01	Ceiling	Cement sheeting	12 sq. m.	VERY LOW	MEDIUM	Remove
3 VI 2	Ground floor, G.01	Loose on the floor	Cement sheeting debris	<1 sq. m.	LOW	EASY	Remove
8	Ground floor, G.03	Within the fuse boxes and laying loose on the surrounding surfaces	Millboard plugs within the barrel fuses	25 units (visible)	LOW	EASY	Remove
10	Ground floor, G.03	Within the wall mounted fuse box	Cement arc shields	2 units	VERY LOW	MEDIUM	Remove
12	Ground floor, G.03	Within the wall mounted fuse box	Cement arc shields	2 units	VERY LOW	MEDIUM	Remove
15 NS	Ground floor, G.03	Rooflight frames	Presumed textile rope seals	46 units	VERY LOW	DIFFICULT	Remove
18	First floor, 1.01	Within the wall mounted fuse box	Textile rope seal to the door	1 unit	LOW	MEDIUM	Remove
19 NS	First floor, 1.01	Sealed pipework flange	Presumed gasket	1 unit	VERY LOW	DIFFICULT	Remove
21 VI 18	First floor, 1.01	Within the wall mounted fuse box	Textile rope seal to the door	1 unit	LOW	MEDIUM	Remove
25	First floor, 1.01	Within the wall mounted fuse box	Cement arc shields	2 units	VERY LOW	MEDIUM	Remove
27 NS	External, between the buildings	Pipework	Thermal insulation	1 lin. m.	MEDIUM	DIFFICULT	Remove
28 NS	External, between the buildings	Sealed pipework flange	Presumed gasket	1 unit	VERY LOW	DIFFICULT	Remove
30 NS	External, between the buildings	Rooflight frames	Presumed textile rope seals	4 lin. m.	VERY LOW	DIFFICULT	Remove
34 NS	External	Wall mounted emergency light casing	Presumed mastic seal	1 unit	VERY LOW	DIFFICULT	Remove
35 NS	External	High level gas pipework	Presumed gaskets	5 units	VERY LOW	DIFFICULT	Remove

Sample Number	3 VI 2	Floor Plan Colour	Red
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Floor, Room	Ground floor, G.01	Location	Loose on the floor
Material	Cement sheeting 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

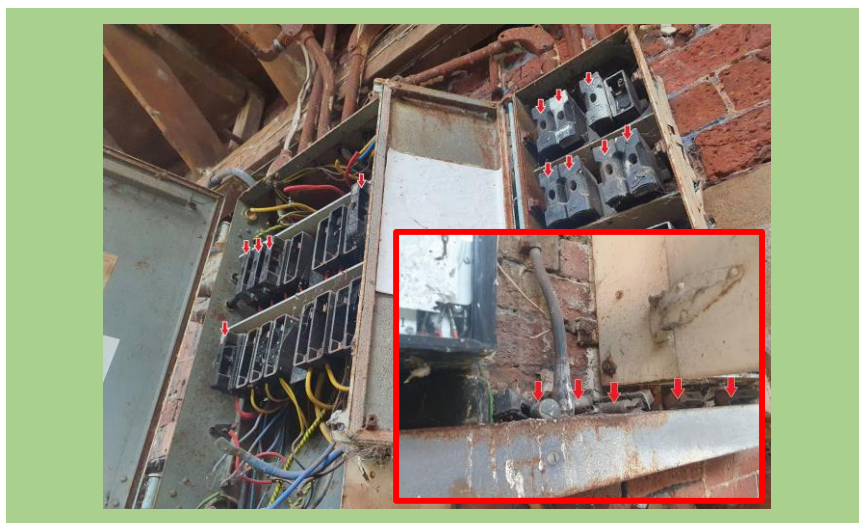
Total Risk Assessment Score	12	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
Further asbestos containing cement debris may be present within the refuse and rubble throughout this area.

Sample Number	8	Floor Plan Colour	Green
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Floor, Room	Ground floor, G.03	Location	Within the fuse boxes and laying loose on the surrounding surfaces
Material	Millboard plugs within the barrel fuses	Quantity	25 units (visible)

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	0
Extent of Damage (0-3)	0	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

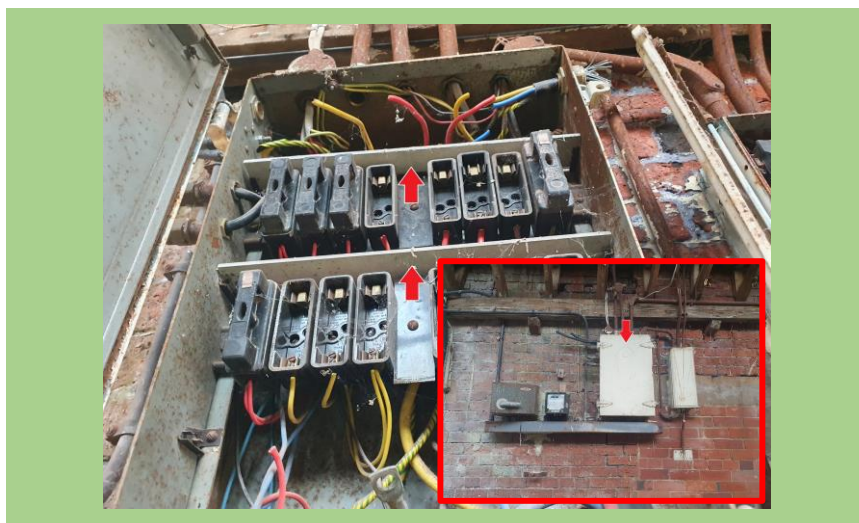
Total Risk Assessment Score	10	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	EASY
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
Further suspect barrel fuses may be present within the refuse and rubble throughout this area.

Sample Number	10	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.03	Location	Within the wall mounted fuse box
Material	Cement arc shields	Quantity	2 units

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)	3

Total Risk Assessment Score	8	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	12	Floor Plan Colour	Brown
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Floor, Room	Ground floor, G.03	Location	Within the wall mounted fuse box
Material	Cement arc shields	Quantity	2 units

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)	3

Total Risk Assessment Score	8	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	15 NS	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.03	Location	Rooflight frames
Material	Presumed textile rope seals	Quantity	46 units

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

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	18	Floor Plan Colour	Pink
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Floor, Room	First floor, 1.01	Location	Within the wall mounted fuse box
Material	Textile rope seal to the door	Quantity	1 unit

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)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	9	Risk Level Posed	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	19 NS	Floor Plan Colour	Orange
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Floor, Room	First floor, 1.01	Location	Sealed pipework flange
Material	Presumed gasket	Quantity	1 unit

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

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
The presumed asbestos containing gasket within this pipework flange is recessed within the flush joint. As such no sample could be obtained.

Sample Number	21 VI 18	Floor Plan Colour	Pink
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Floor, Room	First floor, 1.01	Location	Within the wall mounted fuse box
Material	Textile rope seal to the door	Quantity	1 unit

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)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

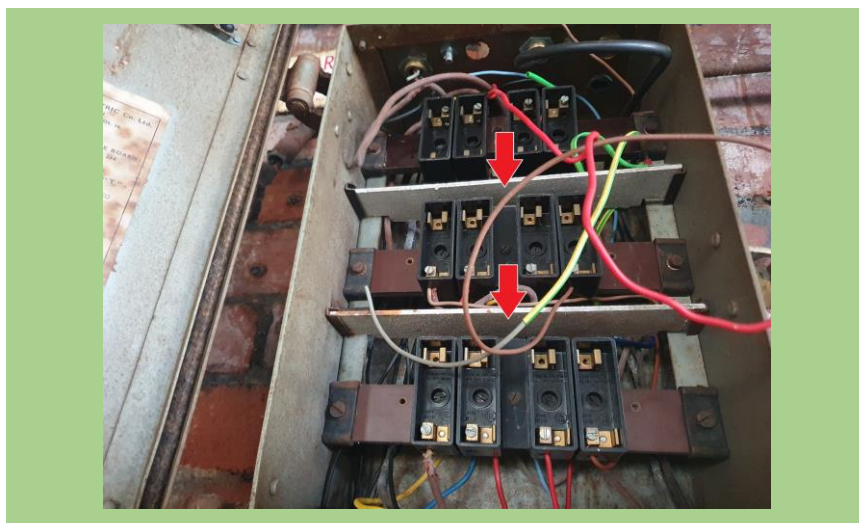
Total Risk Assessment Score	9	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	25	Floor Plan Colour	Brown
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Floor, Room	First floor, 1.01	Location	Within the wall mounted fuse box
Material	Cement arc shields	Quantity	2 units

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)	3

Total Risk Assessment Score	8	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	27 NS	Floor Plan Colour	Blue
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Floor, Room	External, between the buildings	Location	Pipework
Material	Thermal insulation	Quantity	1 lin. m.

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

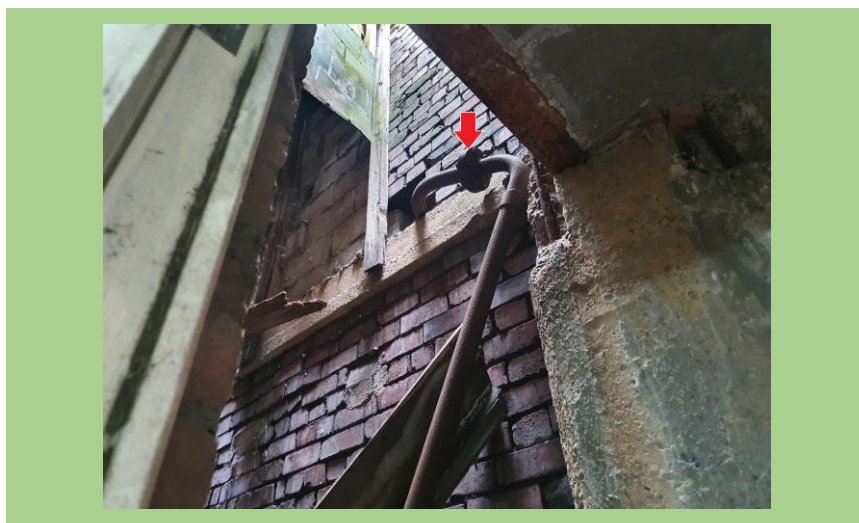
Total Risk Assessment Score	16	Risk Level Posed	MEDIUM
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	28 NS	Floor Plan Colour	Orange
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Floor, Room	External, between the buildings	Location	Sealed pipework flange
Material	Presumed gasket	Quantity	1 unit

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

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
The presumed asbestos containing gasket within this pipework flange is recessed within the flush joint. As such no sample could be obtained.

Sample Number	30 NS	Floor Plan Colour	Pink
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Floor, Room	External, between the buildings	Location	Rooflight frames
Material	Presumed textile rope seals	Quantity	4 lin. m.

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

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	34 NS	Floor Plan Colour	Light blue
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Floor, Room	External	Location	Wall mounted emergency light casing
Material	Presumed mastic seal	Quantity	1 unit

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

Total Risk Assessment Score	6	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	35 NS	Floor Plan Colour	Orange
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Floor, Room	External	Location	High level gas pipework
Material	Presumed gaskets	Quantity	5 units

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

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

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 normally reported. The presence and location of these non-asbestos containing materials however, is recorded during the inspection. A copy of the correlating notes can be made available upon request.

Sample Number	Floor, Room	Location	Material	Quantity
1	Ground floor, G.01	Floor	Blue floor tiles	12 sq. m.
4	Ground floor, G.02	Ceiling	Textured coating	12 sq. m.
5 VI 4	Ground floor, G.02	Loose plasterboard sections on the floor	Textured coating	4 sq. m.
6	Ground floor, G.03	Laying loose on the floor and also within the collapsed roof structure	Bituminous sarking felt	10 sq. m.
7 VI 6	Ground floor, G.03	Lining the underside of the roof	Bituminous sarking felt	80 sq. m.
9	Ground floor, G.03	Within the wall mounted fuse box	Textile rope seal to the door	1 unit
11	Ground floor, G.03	Within the wall mounted fuse box	Textile rope seal to the door	1 unit
13	Ground floor, G.03	Flue pipe on the wall	Textile rope seal	1 unit
14	Ground floor, G.03	Skirting at the base of the wall	Bituminous felt	14 lin. m.
16	Ground floor, G.03	Window frame	Putty	6 lin. m.
17	First floor, 1.01	Within the wall mounted fuse box	Putty screw covers	4 units
20 VI 17	First floor, 1.01	Within the wall mounted fuse box	Putty screw covers	2 units
22	First floor, 1.01	Electrical cables penetrating the wall	Textile wrap	<1 lin. m. (visible)
23 VI 22	First floor, 1.01	Loose laying electrical cables	Textile wrap	<1 lin. m.
24	First floor, 1.01	Loose within the fuse box	Millboard plug within the barrel fuse	1 unit
26	First floor, 1.01	Within the wall mounted fuse box	Textile rope seal to the door	1 unit
29	External, between the buildings	Flat roofs	Asphalt	10 sq. m.
31	Ground floor, G.06	Loose within a storage cage	Hessian backed linoleum	1 unit
32	Ground floor, G.06	Loose on the floor and within the storage cages	Flooring materials	100 units
33	Ground floor, external	Window frames	Putty	12 lin. m.
36	External	Flat roof above Units F14 and F15	Asphalt	500 sq. m.
37	External	Skirt to the flat roof above Units F14 and F15	Bituminous felt	500 sq. m.

Sample Number	1	No Asbestos Detected
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Floor, Room	Ground floor, G.01	Location	Floor
Material	Blue floor tiles	Quantity	12 sq. m.

Sample Number	4	No Asbestos Detected
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Floor, Room	Ground floor, G.02	Location	Ceiling
Material	Textured coating	Quantity	12 sq. m.

Sample Number	5 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.02	Location	Loose plasterboard sections on the floor
Material	Textured coating	Quantity	4 sq. m.

Sample Number	6	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Laying loose on the floor and also within the collapsed roof structure
Material	Bituminous sarking felt	Quantity	10 sq. m.

Sample Number	7 VI 6	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Lining the underside of the roof
Material	Bituminous sarking felt	Quantity	80 sq. m.

Sample Number	9	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Within the wall mounted fuse box
Material	Textile rope seal to the door	Quantity	1 unit

Sample Number	11	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Within the wall mounted fuse box
Material	Textile rope seal to the door	Quantity	1 unit

Sample Number	13	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Flue pipe on the wall
Material	Textile rope seal	Quantity	1 unit

Sample Number	14	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Skirting at the base of the wall
Material	Bituminous felt	Quantity	14 lin. m.

Sample Number	16	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Window frame
Material	Putty	Quantity	6 lin. m.

Sample Number	17	No Asbestos Detected
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Floor, Room	First floor, 1.01	Location	Within the wall mounted fuse box
Material	Putty screw covers	Quantity	4 units

Sample Number	20 VI 17	No Asbestos Detected
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Floor, Room	First floor, 1.01	Location	Within the wall mounted fuse box
Material	Putty screw covers	Quantity	2 units

Sample Number	22	No Asbestos Detected
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Floor, Room	First floor, 1.01	Location	Electrical cables penetrating the wall
Material	Textile wrap	Quantity	<1 lin. m. (visible)

Sample Number	23 VI 22	No Asbestos Detected
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Floor, Room	First floor, 1.01	Location	Loose laying electrical cables
Material	Textile wrap	Quantity	<1 lin. m.

Sample Number	24	No Asbestos Detected
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Floor, Room	First floor, 1.01	Location	Loose within the fuse box
Material	Millboard plug within the barrel fuse	Quantity	1 unit

Sample Number	26	No Asbestos Detected
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Floor, Room	First floor, 1.01	Location	Within the wall mounted fuse box
Material	Textile rope seal to the door	Quantity	1 unit

Sample Number	29	No Asbestos Detected
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Floor, Room	External, between the buildings	Location	Flat roofs
Material	Asphalt	Quantity	10 sq. m.

Sample Number	31	No Asbestos Detected
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Floor, Room	Ground floor, G.06	Location	Loose within a storage cage
Material	Hessian backed linoleum	Quantity	1 unit

Sample Number	32	No Asbestos Detected
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Floor, Room	Ground floor, G.06	Location	Loose on the floor and within the storage cages
Material	Flooring materials	Quantity	100 units

A composite sample of these modern non-asbestos containing flooring materials was procured.

Sample Number	33	No Asbestos Detected
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Floor, Room	Ground floor, external	Location	Window frames
Material	Putty	Quantity	12 lin. m.

Sample Number	36	No Asbestos Detected
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Floor, Room	External	Location	Flat roof above Units F14 and F15
Material	Asphalt	Quantity	500 sq. m.

Sample Number	37	No Asbestos Detected
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Floor, Room	External	Location	Skirt to the flat roof above Units F14 and F15
Material	Bituminous felt	Quantity	500 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)

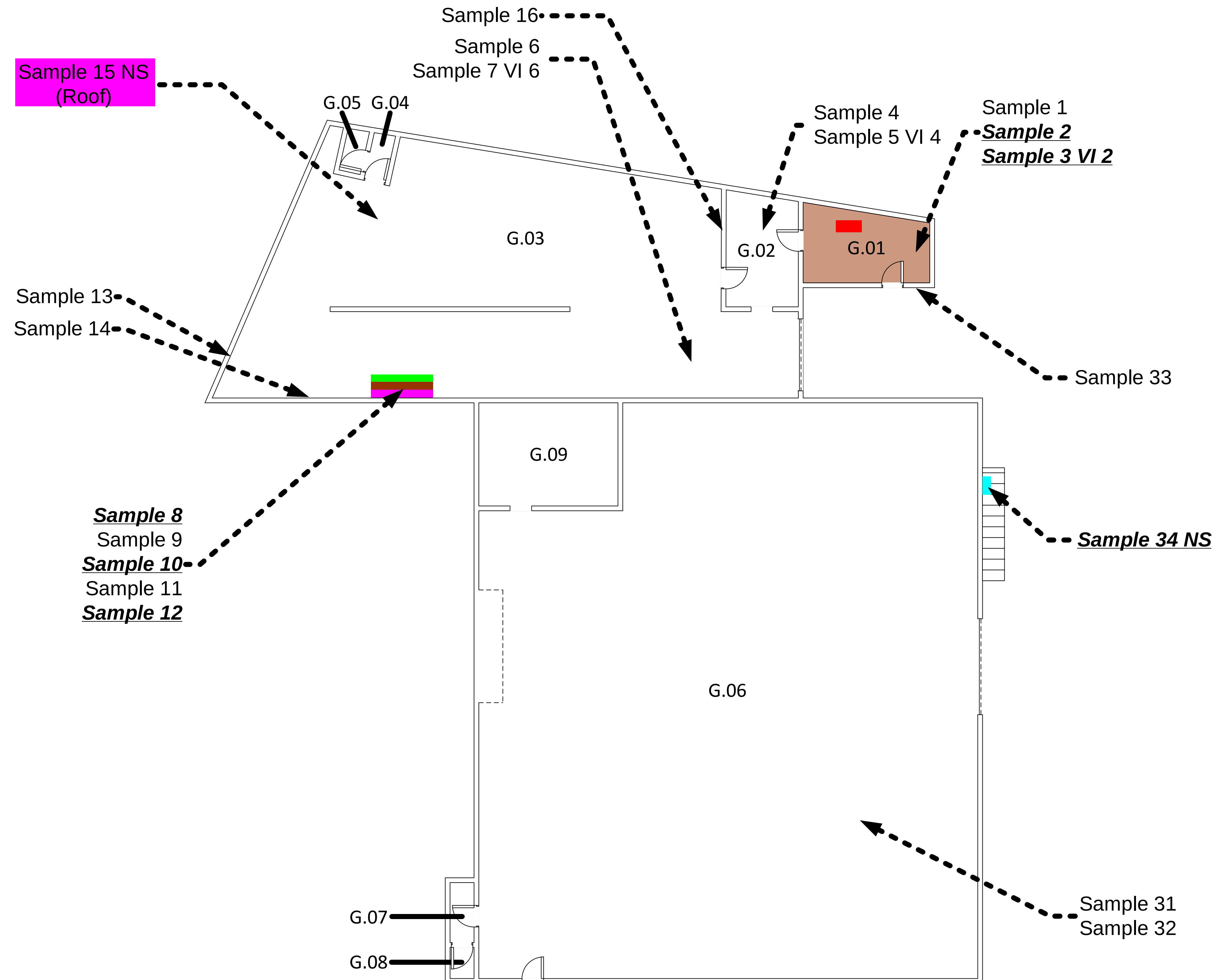
Floor plans now follow depicting all sample locations and also the extent of any confirmed and/or presumed asbestos containing material(s).

Ground Floor

HCAQMS008-Rev3-031119

Colour Key

Sample Points and Asbestos Locations



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: Units F13, F14 and F15
Fieldhouse Industrial Estate
Rochdale
Lancashire
OL12 0AA

NOT TO SCALE

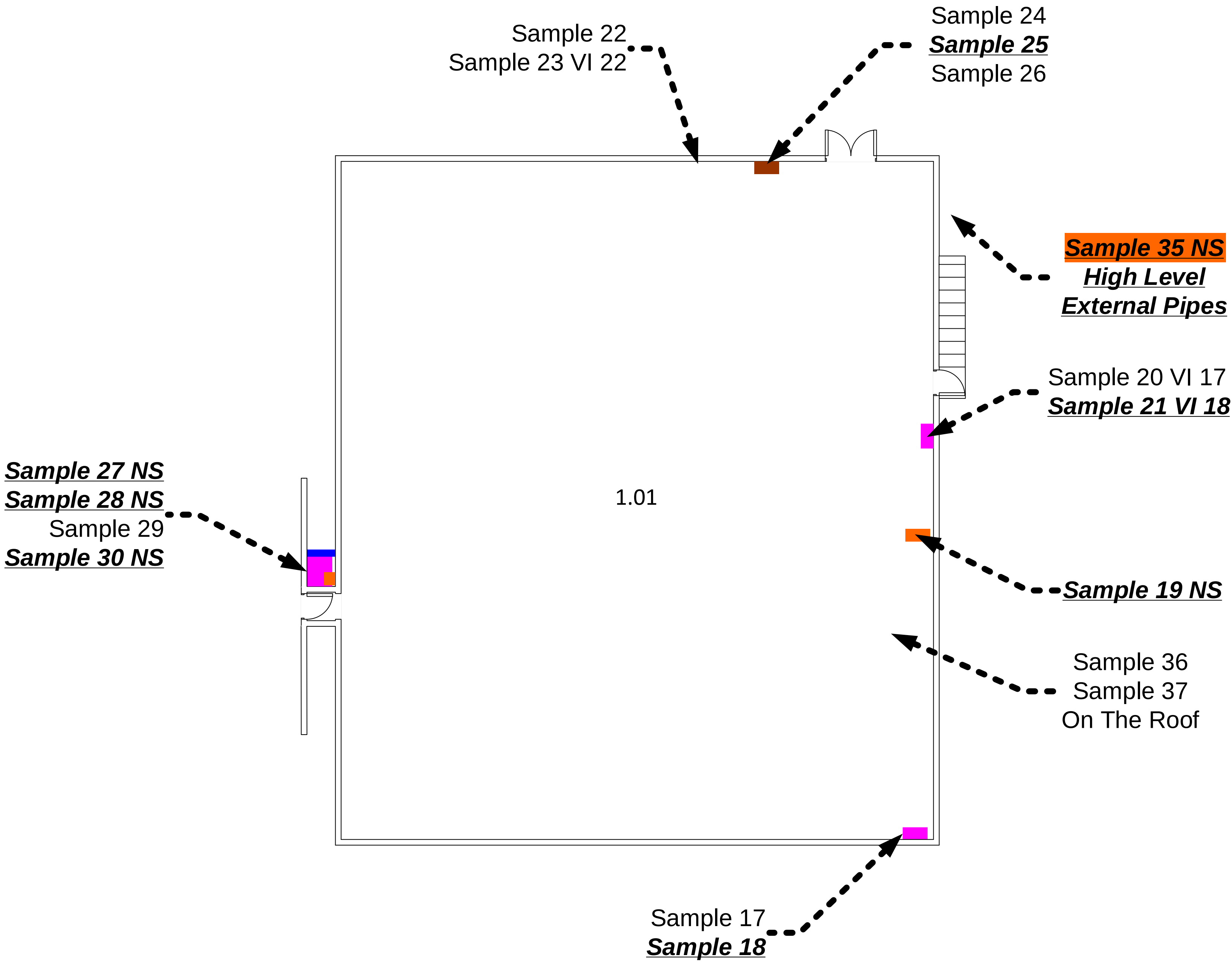
Date: March 2022

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.

First Floor



HCAQMS008-Rev3-031119

Colour Key

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: Units F13, F14 and F15
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: Units 13, 14 & 15 Fieldhouse Industrial
 Estate, Rochdale
Client Reference: HCA02246

Project Number: P-22238
Samples Received On: 29/03/2022
Samples Taken By: Client
No of Samples: 22
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 – Floor	Floor - Thermoplastic Tiles	NAD	Satya Tamerla
S002	002	G.01 – Ceiling	Cement Product	Chrysotile	Satya Tamerla
S003	004	G.02 – Ceiling	Textured Coating	NAD	Satya Tamerla
S004	006	G.03 – Floor	Felt - Bituminous Product	NAD	Satya Tamerla
S005	008	G.03 – Within Fuse Boxes	Mill Board Product	Chrysotile	Satya Tamerla
S006	009	G.03 – Within Fuse Boxes	Seal - Textile	NAD	Satya Tamerla
S007	010	G.03 – Within Fuse Boxes	Cement Product	Chrysotile	Satya Tamerla
S008	011	G.03 – Within Fuse Boxes	Seal - Textile	NAD	Satya Tamerla
S009	012	G.03 – Within Fuse Boxes	Cement Product	Chrysotile	Satya Tamerla
S010	013	G.03 – Within Fuse Boxes	Seal - Textile	NAD	Satya Tamerla
S011	014	G.01 – Skirt to the Wall	Felt - Bituminous Product	NAD	Satya Tamerla
S012	016	G.02-G.03 – Window	Putty	NAD	Satya Tamerla
S013	017	1.01 – Within Fuse Box	Putty	NAD	Satya Tamerla
S014	018	1.01 – Within Fuse Box	Seal - Textile	Chrysotile	Satya Tamerla
S015	022	1.01 – Cables Within the Wall	Wrap - Textile	NAD	Satya Tamerla
S016	024	1.01 – Floor	Mill Board Product	NAD	Satya Tamerla
S017	025	1.01 – Within Fuse Box	Cement Product	Chrysotile	Satya Tamerla
S018	026	1.01 – Within Fuse Box	Seal - Textile	NAD	Satya Tamerla
S019	029	External – Flat Roofs	Asphalt	NAD	Satya Tamerla

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S020	031	G.06 – Within Storage Cage	Linoleum Covering	NAD	Satya Tamerla
S021	032	G.06 – Within Storage Cage	Linoleum Covering	NAD	Satya Tamerla
S022	033	External – Windows	Putty	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.

Certificate of Bulk Analysis

Customer: Home Counties Asbestos Ltd
Customer Address: Princess Mary House,, 4
 Bluecoats Avenue, Hertford, Hertfordshire, SG14
 1PB
Site Address: Units 13,14 and 15 Fieldhouse
 Industrial Estate
Client Reference: HCA02246

Project Number: P-22515
Samples Received On: 06/04/2022
Samples Taken By: Client
No of Samples: 2
Date of Analysis: 07/04/2022

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	036	-	Asphalt	NAD	Mehrdad Araji
S002	037	-	Bituminous Product	NAD	Mehrdad Araji

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Sai Annapureddy/Quality Manager	Date of Issue:	08/04/2022
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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.

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11. GENERAL CONSTRUCTION INFORMATION

The following general construction elements were witnessed during the site inspection.

Building element	Witnessed during the site inspection							
Building framework	Metal	X	Concrete		Timber*	X	Natural stone	
External cladding	Brick	X	Block		Concrete		Natural stone	
	Timber*		Glass		Render		MMMF insulated	
	Foam insulated		Cement system		Metal system			
Roof framework	Metal		Concrete		Timber*		Natural stone	
Roof structure	Pitched gable	X	Pitched hipped		Flat	X	Sloping	
	Mansard		Barrelled		Domed			
Roof finish	Cement system		Metal system		Natural slate	X	Artificial 'slate' tile	
	Clay tile		Concrete tile		Natural stone		Asphalt	X
	Bituminous felt		Lead		Copper		Shingles	
Rooflights/skylights	None		Metal framed	X	uPVC framed		Timber* framed	
	Glass light	X	Plastic light					
Rainwater/plumb ware	Metal		Plastic	X	Moulded concrete		Moulded cement	
	Timber*							
Windows	Metal framed		uPVC framed		Timber* framed	X	Stone framed	
	Single glazed	X	Double glazed		Stained glass			
Internal partitioning	Brick	X	Block		Lathe and plaster		Plasterboard	X
	Plaster skimmed		Timber*		Fibreboard		Metal	
	Glass		Cement sheeting		Insulating board		Ceramic tiles	
	Plastic/uPVC							
Internal floor structure	Concrete slab	X	Concrete waffle		Hollow clay blocks		Metal system	
	Raised access		Timber*		Natural stone			
Internal floor finishes	Carpet		Carpet tiles		Floor tiles	X	Ceramic tiles	
	Parquet		Linoleum		T&G** flooring		SL*** compound	
Internal ceilings	Solid****	X	Lathe and plaster		Plasterboard	X	Plaster skim	
	Timber*		Fibreboard		Cement sheeting		Insulating board	
	Textured coating		Polystyrene tiles		Suspended ceilings		MMMF tiles	
	Plasterboard tiles		Plastic/uPVC					
Insulating materials to services*****	MMMF		Pre-formed foam	X	Recycled fibre			

*Including all timber derivatives such as plywood, chipboard and MDF.

**Tongue and groove flooring.

***Self-levelling compound, typically seen in warehouses.

****This typically applies where the ceiling is formed by the exposed floor structure of the floor above.

*****All other insulating materials will be sampled.



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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South 0333 577 8189

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Web www.hcasbestos.com