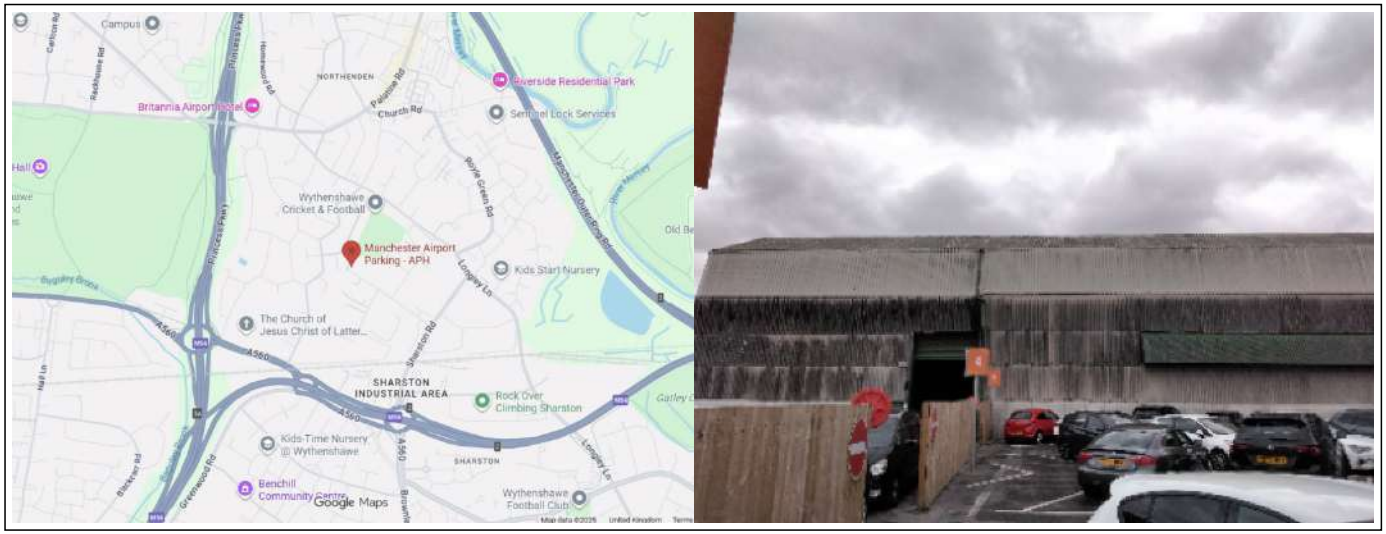
Resolve Asbestos Management Ltd
Registered in England No: 10179105
VAT Registration No. 252436516

Asbestos Refurbishment and Demolition Survey

Job Ref No:**22004** 17th September 2025

APH Ltd, Bradnor Road, Manchester, M22 4TE

Scope: **As per Scope in Appendix 1**



No Asbestos Detected	Asbestos Detected	Strongly Presumed/Presumed Asbestos
3	2	5

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Report Summary

Survey Type	Asbestos Refurbishment and Demolition Survey
Site Address	APH Ltd, Bradnor Road, Manchester, M22 4TE
Buildings Surveyed	Main Building
Surveyor(s)	Warren Smith
Surveyor Signature(s)	[redacted]
Survey Date	17th September 2025
Analyst(s)	S. Giddings
Analysis Date	19th September 2025
Report checked by	Deborah Woods
Report Rendered on	22nd September 2025

Resolve Asbestos Management disclaims any responsibility to the client and others in respect of any matter outside the scope of this survey.

THIS REPORT MUST BE READ IN ITS ENTIRETY

Asbestos Register and Executive Summary

Summary of Asbestos Containing Materials

Building	Floor	Area	Description	Location ID	Asbestos Type	Qty	Material	Condition	Notifiable	Action	MRA Score	Urgency	Sample No.	Cert. No.
Main Building	Ground Floor	Room 1	Asbestos Cement Roof Sheets	B0 74 15 09	Chrysotile (white)	150 Sq m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	GP-01	SCO/25/26565
Main Building	Ground Floor	Room 4	Asbestos Cement Walls Sheets	2C 6A 96 4A	Chrysotile (white)	40 Sq m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	SA/GP-03	SCO/25/26565

Summary of Other Affected Areas, Not Sampled But Presumed To Contain Asbestos

Building	Floor	Area	Description	Location ID	Asbestos Type	Qty	Material	Condition	Notifiable	Action	MRA Score	Urgency	Sample No.	Cert. No.
Main Building	Ground Floor	Room 2	Asbestos Cement Roof Sheets	11 12 CA 5Z	Chrysotile (white)	30 Sq m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	SA/GP-01	SCO/25/26565
Main Building	Ground Floor	Room 3	Asbestos Cement Roof Sheets	46 Z3 63 Z2	Chrysotile (white)	30 Sq m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	SA/GP-01	SCO/25/26565
Main Building	Ground Floor	Room 4	Asbestos Cement Guttering	A6 80 B3 0A	Chrysotile (white)	5 Lin m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	Strongly Presumed	
Main Building	External	Walls	Asbestos Cement Wall Sheets	27 A5 C0 0D	Chrysotile (white)	> 500 Sq m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	SA/GP-03	SCO/25/26565
Main Building	External	Roof	Asbestos Cement Roof Sheets	C8 73 2C C5	Chrysotile (white)	150 Sq m	Asbestos Cement	Low damage: e.g. A few scratches or surface marks	No	Remove	3	Low	SA/GP-01	SCO/25/26565

Summary Of Non-Asbestos Samples & Visual Examinations

Building	Floor	Area	Description	Location ID	Sample No.	Cert. No.
Main Building	Ground Floor	Room 1	Bitumen lining to Walls	23 74 BA 8C	GP-02	SCO/25/26565
Main Building	Ground Floor	Room 4	Bitumen Lining to Wall	76 DB DB 0C	SA/GP-02	SCO/25/26565
Main Building	Ground Floor	Room 4	Plasterboard/metal framework to Ceiling	6A A6 DB 97	GP-04	SCO/25/26565

Summary of Areas Excluded & Not Fully Accessed During Survey

Building	Floor	Area	Notes

THERE WAS NO DATA AVAILABLE IN THE SITE TO ADD TO THIS SECTION OF THE REPORT

Executive Summary

Resolve Asbestos Management visited the site to carry out an Asbestos Refurbishment and Demolition Survey in connection with obligations concerning the Control of Asbestos Regulations 2012 (CAR 2012). Warren Smith for Resolve Asbestos Management carried out the requested survey in accordance with HSG264 and HSG227 to determine whether asbestos-containing material (ACM) is contained within the locations listed in the scope of works. If the extent of access is less than required, the client should advise the surveyor within seven working days of the issue of this report to arrange additional inspection works as necessary. The site is located at APH Ltd, Bradnor Road, Manchester, M22 4TE. A summary of the findings is listed in the preceding pages.

This report should be consulted before any demolition/refurbishment work is carried out in the building.

Prior to any refurbishment or demolition work commencing, there is a specific requirement in the Control of Asbestos 2012 Regulation 7 that all ACM is to be removed as far as reasonably practicable. However, where asbestos removal may not take place for some time, the ACM condition will need to be assessed and the materials managed accordingly. All contractors should be made aware of the contents of the report. This report should not be used to cost asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.

Introduction

Asbestos is a generic term for naturally occurring fibrous silicates. The fibres are hazardous because they cause lung diseases; the most important of which is mesothelioma, which is an aggressive cancer of the pleural membrane surrounding the lungs and lining the thoracic cavity, surrounding the heart (pericardium), and lining the body cavity (peritoneum).

The fibres were incorporated into a wide range of products designed to exploit the unique properties of the fibres. The presence of these asbestos-containing materials (ACMs) is not in itself dangerous unless they are disturbed or damaged. Anyone who becomes exposed to and inhales the respirable fibres released from ACMs is therefore at risk of developing the related lung diseases.

Symptoms are not immediately apparent, there being a latency period between first exposure and the manifestation of symptoms. Mesothelioma, in particular, can be triggered by relatively low exposures with the victim being unaware that they inhaled the fibres, followed by a 40 to 50- year latency during which time there are no symptoms of a disease but at onset mortality after 6 to 18 months.

A comprehensive set of regulations and supporting legislation imposes control over every aspect of work with asbestos and includes a specific duty to manage asbestos in non-domestic premises.

This **Refurbishment and Demolition Survey** was carried out to assist the Duty Holder in meeting their requirements for an asbestos survey of the property.

A Refurbishment/Demolition Survey has four main elements:

- It must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs
- The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
- It must inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs
- It should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification or by making a presumption based on the product type and its appearance etc

This survey was conducted for the specific project(s) stated above. Additional or alternative tasks over and above that mentioned will require a supplementary investigation to identify further ACMs that could potentially be disturbed by the task(s) at hand.

Regulation 4 of the Control of Asbestos Regulations (2012) states the obligations that persons defined as "duty holders" have to manage asbestos containing materials in non-domestic premises. This instrument defines a duty holder as being:

"Every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress there from;

or

In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who, to any extent, has control of

that part of non-domestic premises or any means of access thereto or egress therefrom" CAR, 2012.

Regulation 4 also states the following:

"In order to enable him [sic "duty holder"] to manage the risk from asbestos in non- domestic premises, the duty holder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present at the premises"

This report satisfies this requirement unless stated otherwise, by detailing the inspection findings reporting the presence of asbestos containing materials in those areas given in the survey inspection detail.

This Survey Report should be read in conjunction with the Site Plan to provide additional detail regarding the scope of work.

Limitations of Asbestos Surveys

Whilst the surveyor made every reasonable effort to examine all suspect materials we cannot guarantee that all asbestos containing materials have been located. Some materials may be hidden within the fabric of the building and may only be detected when the building is being refurbished or demolished. It is not reasonable to state categorically whether an area is free of all asbestos containing materials (ACM's).

The results of sample analysis refer specifically to the sample taken from the locations defined in the report. Presumptions have been made to samples taken where the appearance of the material is the same as agreed with the client.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey, that asbestos based materials may remain in the property or area covered by that survey, this could be due to various reasons, some of which are outlined below.

Fire doors frequently contain an inner layer of asbestos material for fire retardant purposes. The presence of such an inner layer is difficult to determine without causing significant damage to the door. Such sampling activities were therefore not undertaken unless specifically requested. Under normal circumstances the asbestos contained within a fire door does not present a risk to health but caution is advised during maintenance work, i.e. renewing locks etc.

Some fire surrounds, which appear to be wood grained decorative panels, could contain asbestos, under normal circumstances this would not be sampled on a Management survey unless specified by the client as damage to the finish would be caused. If the material were to be disturbed further investigation would be required. Asbestos may also be present behind or inside the fire itself in the form of boarding or gaskets etc, for safety reasons access behind or inside would not be permitted until the fire is disconnected and this also may need further investigation when being removed.

It has to be noted that old type safes may contain asbestos within the lining and where access is not permitted it has to be assumed this is the case.

Sampling can also be restricted on boilers and electrical equipment due to the other hazards and causing damage to the integrity of the equipment. If any major works were to be carried out we would recommend that the manufacturer of the equipment is contacted for reassurance that asbestos is not present.

If the vinyl floor tiles sampled have proven to be non-asbestos by the analyst it has to be noted that the adhesive below may have an asbestos content. Also, some tiles may be self-adhesive and in these cases any adhesive would be a fine film usually contained under a paper backing which had to be removed prior to fixing and so this would not necessarily by visible to the surveyor, but would be detected by the analyst. In view of this should the client decide to have floor tiles removed and is concerned about the possibility of adhesive being present which could contain asbestos further investigation may be required this could include the removal of one or more full tiles for inspection.

Whilst we endeavour to establish the presence of asbestos in floor tiles and adhesive it must be appreciated that there could be instances where in large areas more than one type of adhesive could have been used so apart from sampling every single tile and the adhesive beneath these results are the only indication practicable. It has to be presumed that cross-contamination would occur from the adhesive to the tile or visa-versa.

Our procedure for taking samples of textured coating is to take particles of the material from at least four areas of any one location and place these in

the same sample bag due to the fact that textured coating is randomly mixed and can vary from area to area.
Should any further suspicious materials be encountered during any demolition or refurbishment, works, this may require further investigation and the materials identified before work proceeds. It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

HSG 264 Asbestos: The Survey Guide

Publication HSG 264 sub-divides asbestos surveys into 2 principal types, termed: Management and Refurbishment/Demolition surveys respectively. These survey types may be summarised as follows;

Management Survey: Standard Sampling, Identification, and Assessment

The underlying purpose and inspection methodology of the management survey is to locate the presence, extent and condition by way of sampling and inspection of suspect asbestos containing materials as they are encountered. Where possible, representative samples of materials suspected by the surveyor to contain asbestos are taken and analysed for the presence and type of asbestos fibre present. This survey is intended for integration into a plan for the management of asbestos- containing materials under Regulation 4 of CAR (2012).

The information in the management survey report should be used to form the **asbestos register** which is a key component of the **management plan.** The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, eg the bulk analysis results or survey site information.

However, the results in the survey report are presented in a manner or format that can be directly lifted or employed to form the asbestos register.

The asbestos register is a living document which must always contain current information on the presence and condition of asbestos. The register will need regular updating. The duty holder should make:

- deletions to the register when asbestos is removed;
- additions to the register when new areas are sampled;
- changes to the register if the condition of ACMs has altered on rechecking.

The asbestos register can be a paper or electronic document/database. It must be up to date and accessible, irrespective of the form. The asbestos register must be available to those who plan or initiate maintenance and related work, so it can be consulted before the work is authorised. The asbestos register should be consulted for all work which may disturb the fabric of the building or involve the building services. It includes simple and short duration work such as single hole-drilling or attaching items to walls. Supplying the information or the register to a contractor when they arrive on site to do the work is unlikely to provide sufficient time for the correct control arrangements to be put into place. The duty holder should ensure that the contractor acknowledges the presence of ACMs and will implement controls. The register should also be available to contractors and employees on request.

The management survey offers information allowing routine and simple maintenance works to be carried and this reflects the surveyor's level of intrusion at the time of the inspection. More extensive maintenance or repair work may require additional investigations to be undertaken; the findings of this survey should be checked with this in mind to confirm whether or not they are of adequate scope.

Refurbishment & Demolition Survey: Full Access, Sampling, and Identification

The refurbishment and demolition survey is fully intrusive (as far as is reasonably practicable) and is aimed at locating all asbestos containing materials within a survey area. Normally, unless otherwise specified, it involves fully invasive and possibly destructive investigation of all survey areas, in order to locate and

assess all materials suspected of containing asbestos.
The survey records only the location and the estimated extent of asbestos containing materials. A priority rating is not assigned to asbestos containing materials encountered as refurbishment and demolition surveys normally precede removal of these materials rather than their management in situ so negating the need to assess their risk (unless asbestos removal work will not take place for some time).
This type of survey is normally recommended prior to demolition/ major refurbishment work commencing in the survey area. There is a specific requirement in CAR (2012) for all asbestos containing materials to be removed as far reasonably practicable before major refurbishment or final demolition.

Survey Methodology

The asbestos survey findings detailed in this report were gathered using inspection and sampling procedures that meet the requirements of the Health and Safety Executive Publications HSG 264 (Asbestos: The survey guide) and HSG248 (Asbestos: The analysts' guide for sampling, analysis, and clearance procedures).

Suspect Materials and Products That May Be Identified During the Survey Include;

Loose Insulation, Sprayed Coatings, Thermal Insulation, Asbestos Boards, Paper, Felt, Cardboard, Textiles, Cement Products, Bitumen Products, Textured Coatings, Flooring, PVC, Reinforced Plastics etc. (ACMs as listed in HSE Publication HSG264 Appendices 2, 3, should be referred to).

Reasonable Skill and Care

Although all survey areas that have been examined are reported in accordance with HSG 264 and documented in- house procedures (for the specified survey type) and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee beyond doubt that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey type undertaken.

Non-asbestos Materials – A Reasoned Argument

All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale the surveyor can use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically "non-asbestos" building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario attracts the designation "P" in the sampling reference column of the results table within this report.

Materials Strongly Presumed to Contain Asbestos

In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. *NB*: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is based on a strongly presumed worst-case scenario of fibre type commonly contained in the material concerned. This scenario attracts the designation "SP" in the sampling reference column of the **Results Table** within this report.

Sampling of Materials

If access to the material permits, a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and the condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. That is to say that if works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

Material Cross- Referencing

In the event of a suspect material being encountered with a frequency that does not permit continual re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance e.g. colour) to that of the material to which it is referenced.
Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is strongly presumed as being the same as that of the material from which it is cross-referenced. This scenario attracts the designation "SA" in the sampling reference column of the survey detail.

Analysis of Samples

Bulk Samples – laboratory analysis

Any samples taken were returned to a known fully accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques, principally:

(i) An initial visual inspection,
(ii) A stereomicroscopic examination,
(iii) Polarised light microscopy (PLM),
(iv) Dispersion staining.

No single test is definitive and the analyst will have taken all evidence into account.

Analysis procedure HSG248 describes analytical techniques which have been shown to give reliable and reproducible results. Alternative methods can be used if equivalence in terms of detection and identification can be demonstrated. All procedures are designed to avoid cross-contamination between samples.

Identification of the asbestos fibres should be based on the following analytical sequence; A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample may be taken at this stage; Sample treatment is undertaken (if required) to release or isolate fibres; A detailed and thorough search under the stereo microscope is made to classify the fibre types present; Representative fibres are mounted in appropriate RI liquids on microscope slides; The different fibrous components are identified using PLM. If no asbestos is identified by these procedures, additional searches for small asbestos fibres on random sub-samples of a few milligrams are undertaken using PLM .The full method is defined in HSG248 'Asbestos: The analysts guide for sampling, analysis and clearance procedures', published by the Health and Safety Executive and is employed by all laboratories used in the sampling process in accordance with their schedule of UKAS accreditation. Certificates of analysis for any samples taken are presented in Appendix 3.

Included on the certificate is the address of the laboratory, the analyst's name, and the laboratory UKAS accreditation number.

Sampling Strategy

Product	Sampling Strategy
Vinyl, composite floor coverings, surface coverings	One sample per room or one sample per 40m ² per product type or colour. Where large expanses of the same material have been used throughout an area, the frequency of sampling may be decreased at the discretion of the surveyor.
Textured Coatings	One composite sample per room or one sample per 9m² dependent on similarity of coating type. Where large expanses of the same material have been used throughout an area. The frequency of sampling may be or increased or decreased at the discretion of the surveyor.
Gaskets, ropes, woven product, seals, mastics, papers, felts	One sample per product type, or if appropriate, per area or location.
Asbestos Containing insulating board	One sample per location or per 25m² of a continuous product run. The frequency of sampling may be increased or decreased at the discretion of the surveyor dependent on such factors as consistency of product type or occurrence of different board types.
Cement Products	One sample per product type, or if appropriate, per area or location.
Debris	One sample per location, or more at the discretion of the surveyor. Where debris exists in a location quantification can be hindered by a number of factors including paint coverings, air movement, the passage of time etc. The surveyor reports only the material discernible within the confines of the survey sufficient to show that debris exists in a location. Further focused investigation may be needed to determine the extent of debris for the purposes of decontamination.
Insulative Materials	One sample per material product type (to include the change in outward appearance) and at least one sample per 10 metres pipe run. In addition, one sample per different product applied to pipe bends.
Sprayed Insulation	One sample per 20m² of material.

Report Strategy / Asbestos Register Definitions

In accordance with the requirements of HSG264 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 that is defined in the HSG264 document.

The assessment is based upon:

1. Product Type
2. Extent of Damage or Deterioration
3. Surface Treatment
4. 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 that are given priority for remedial action.

Management action priorities have been determined by considering the following:

5. Material Assessment Score
6. Surveyor's Recommendation
7. Occupant Activity

The activities carried out in an area will have an impact on 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 taken into account. For example, a little used storeroom, or an attic, will rarely be accessed and 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 and this 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 taken into account. Maintenance is dealt with separately.

8. 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 the use of 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 taken into account 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.

9. Human Exposure Potential

Human exposure potential depends on three factors; the number of occupants of an area, the frequency of use of the area, 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.

10. Maintenance Activity

The final area that must be taken into consideration is the level of maintenance activity likely to be taking place 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 carry out in an area should not be ignored. These activities may be as simple as changing a light bulb in an AIB ceiling or may be 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".
A mathematical algorithm has been used to establish the management priority assessment recommendation.
A Management 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 to ensure a safe working environment is maintained on site with respect to all asbestos materials identified.

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 material has been damaged revealing loose asbestos fibres.

HIGH DAMAGE
Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

The surface treatment of an ACM has been defined in one of the following categories:
Composite materials containing asbestos: reinforced plastics, resins, 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.

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.

Normal Occupant Activity

An assessment has been made of the Main and Secondary types of activity in an area. The following definitions have been used:

RARE DISTURBANCE ACTIVITY
For example, a little-used store room.

LOW DISTURBANCE ACTIVITY
For example, office-type activity.

PERIODIC DISTURBANCE ACTIVITY
For example, industrial or vehicular activity which may contact ACM.

HIGH DISTURBANCE ACTIVITY
For example, a fire door with AIB sheet in constant use.

Assessment of Likelihood of Disturbance

The surveyor has made an assessment of the perceived likelihood of disturbance based upon 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
WELL VENTILATED AREA
ROOM UP TO 100 SQUARE METRES
CONFINED SPACE
INDOORS

The following definitions have been used to describe accessibility:
USUALLY INACCESSIBLE
UNLIKELY TO BE DISTURBED
OCCASIONALLY LIKELY TO BE DISTURBED
EASILY DISTURBED
ROUTINELY DISTURBED

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

Human Exposure Potential

The following definitions have been used to assess human exposure potential:

Number of Occupants

- NONE
- 1 TO 3
- 4 TO 10
- >10

Frequency of Use

- INFREQUENT
- MONTHLY
- WEEKLY
- DAILY

Average Time Area is in Use

- <1 HOUR
- >=1 AND <3 HOURS
- >=3 AND <6 HOURS
- >=6 HOURS

Assessment of Maintenance Activity

The following definitions have been used to assess the impact of maintenance activity:

Type of Maintenance Activity

MINOR DISTURBANCE ACTIVITY

For example, possibility of contact when gaining access.

LOW DISTURBANCE ACTIVITY

For example, changing light bulbs in AIB ceiling.

MEDIUM DISTURBANCE ACTIVITY
For example, lifting one or two AIB ceiling tiles to access a valve.

HIGH DISTURBANCE ACTIVITY
For example, removing a number of AIB ceiling tiles to replace a valve or for re-cabling.

Frequency of Maintenance Activity

UNLIKELY TO BE DISTURBED
<=1 PER YEAR
>1 PER YEAR
>1 PER MONTH

Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:
Material Assessment - The type and condition of the ACM and the ease with which it releases fibres if disturbed.
and:
Priority Assessment - The likelihood of someone disturbing the ACM.
Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.
The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACMs can be compared to develop an action plan.
The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is updated to reflect site inspections.

Material Assessment Score Table

Sample variable	Score	Examples of Scores
A. Product type (or debris from the product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement 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.
B. Extent of damage /deterioration	0	Good condition: no visible damage.
	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 or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
C. Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
D. Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		A + B + C + D = Material risk score

Recommendations

This report must be read in its entirety. The information within this survey report, such as Material Hazard Assessment detailed in the Asbestos Record Sheets, provides an indication of how likely an asbestos-containing material (ACM) is to release fibres. It is then the responsibility of the duty holder to ensure that the specific risk that each ACM poses is determined based on the level and nature of occupation in the area where it was found.
In addition to the risk assessment level assigned to asbestos-containing material, a management control action recommendation is also made. It must be realised that this/these management recommendations are made on the basis of prevailing material conditions and access at the time of the survey and as such are intended solely as a guide to assist in the effective control of the materials concerned. The risk assessment level needs to be reviewed periodically, (normally in line with a frequency defined in an asbestos management plan) to verify its validity and prior to any refurbishment work within the building/ site. Where doubt may be raised about the action that should be taken regarding an asbestos-containing material, measures should be implemented to a degree that reflects either those of higher risk or a more in-depth risk assessment should be carried out. This risk assessment may account for greater knowledge of the material's location (i.e. greater than that of the surveyor at the time of the survey) or knowledge (current or future) of activities or works surrounding or concerning the material. The current recommendations conventionally made by the surveyor may include the following:

Recommendation	Description	Notes
Air Monitoring	Sampling of air for asbestos fibre concentration. Necessary where a risk of fibre exposure is present and assessment of such exposure presence or absence is prudent.	UKAS accredited analytical laboratory should perform reassurance air testing.
Access Restriction	Restriction of access to area/location only to personnel wearing appropriate PPE / RPE.	Suitability of RPE / PPE must be carefully assessed and procedure invoked to ensure these control measures are adhered to.
Access Prohibition	Prohibition of access to area / location to all personnel.	The area should be marked clearly as being prohibited to all personnel, possibly in conjunction with asbestos warning stickers.
Environmental Clean	A cleanup of areas following disturbance of asbestos or discovery of loose asbestos dust/debris/material.	The work is not removal (i.e. requiring physical force) and consists of vacuuming, wiping, picking up and bagging of visible debris. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4-hour control limit or sporadic and low-intensity limit. For licensed work, a 4-stage clearance by a UKAS accredited laboratory is required, whilst for non-licensed work, appropriate air tests are recommended.

Material Repair	Repair of the material in such a manner as to minimise the release of asbestos fibre.	Repair of materials is recommended by the Health and Safety Executive as an alternative to removal, where reasonably safe to so.
Material Encapsulation	Encapsulation of the material in a manner that ensures the complete enclosure of any remaining asbestos fibres.	Encapsulation of materials is a possible alternative to their removal, where reasonably safe to do so. Works should also be accompanied by appropriate air test performed by a UKAS accredited laboratory.
Material Removal	Removal of the material in instances where it is remaining in situ would lead to a high residual risk level. Or removal may be necessary to permit work within the location. Removal of materials may also be carried out on a preventive basis.	Removal works should be carried out in accordance with the relevant ACOP (approved code of practice), L143- https://www.hse.gov.uk/pubns/books/l143.htm *free electronic downloadable version of the above*

All work carried out should in accordance with Control of Asbestos Regulations 2012. If any remedial works need to be carried out, decide whether or not they need to be carried out by a licensed contractor. Please contact us for advice If you are unsure about this.
Remember, an asbestos survey is the beginning of your asbestos management duty, not the end of it. The legislation behind this report outlines the next steps that may need to be carried out in managing asbestos. Particular reference should be made to HSE publication L143 Managing and Working with Asbestos and Control of Asbestos Regulations 2012.

Further Reading

1. Control of Asbestos Regulations (2012) ~ The Stationery Office. **ISBN 978-0111521083**
2. Construction (Design and Management) Regulations (2015) ~ The Stationery Office. **ISBN 9780717666263**
3. The Hazardous Waste (England and Wales) Regulations (2005) ~ The Stationery Office. **ISBN 011072685-5**
4. Managing and working with asbestos Control of Asbestos Regulations 2012. Approved Code of Practice & guidance L143 (second edition, 2013) ~ HSE Books. **ISBN 978-0717666188**
5. A Comprehensive Guide to Managing Asbestos in Premises (2002) ~ HSE Books. **ISBN 978-0717623815**

6. Asbestos Essentials: A task manual for building, maintenance and allied trades of non-licensed asbestos work (third edition, 2012) ~ HSE Books. **ISBN 978-0717665037**
7. Asbestos Essentials Task Sheets [http://www.hse.gov.uk/asbestos/essentials/] ~ HSE. *electronic downloadable version of the above*
8. Asbestos: The licensed contractors' guide HSG247 (2006) ~ HSE Books. **ISBN 978-0717628742**
9. Asbestos: The analysts' guide for sampling, analysis and clearance procedures HSG248 (2005) ~ HSE Books. **ISBN 978-0717628759**
10. Asbestos: The Survey Guide HSG 264 (second edition, 2012) ~ HSE Books. **ISBN 978-0717665020**
11. The Management of Health and Safety at Work Regulations (1999) ~ The Stationery Office. **ISBN 011085625-2**
12. The Health & Safety at Work etc. Act (1974) ~ The Stationery Office.

Appendix 1: Scope of Work

Included locations:

An asbestos refurbishment and demolition survey of the following locations was undertaken by Resolve Asbestos Management Ltd.

Building	Floor	Area	Room Description	Image
Main Building	Ground Floor	Room 1	This area was inspected as part of an asbestos refurbishment and demolition survey. Cement roof sheets, cement walls, concrete floor, modern electrical services, steel framework. ACM was identified in this area.	
Main Building	Ground Floor	Room 2	This area was inspected as part of an asbestos refurbishment and demolition survey. Cement roof sheets, block walls, concrete floor, modern electrical services, steel framework. ACM was identified in this area.	
Main Building	Ground Floor	Room 3	This area was inspected as part of an asbestos refurbishment and demolition survey. Cement roof sheets, block/plasterboard walls, concrete floor, modern electrical services, steel framework. ACM was identified in this area.	
Main Building	Ground Floor	Room 4	This area was inspected as part of an asbestos refurbishment and demolition survey. Plasterboard below cement roof sheets, Plasterboard/block/asbestos cement walls, concrete floor, modern electrical services, steel framework, asbestos cement guttering. ACM was identified in this area.	
Main Building	External	Walls	This area was inspected as part of an asbestos refurbishment and demolition survey. Asbestos cement wall sheets. ACM was identified in this area.	
Main Building	External	Roof	This area was inspected as part of an asbestos refurbishment and demolition survey. Metal/asbestos cement sheeting. ACM was identified in this area.	

Excluded locations:

Building	Floor	Area	Room Description	Image

THERE WAS NO DATA AVAILABLE IN THE SITE TO ADD TO THIS SECTION OF THE REPORT

Appendix 2: Glossary of Asbestos Terms

Abatement Works –refers to the group of procedures available to control fibre release from ACMs in a building or to remove them entirely, including removal, encapsulation, repair, enclosure, encasement, and operations and maintenance programs such as environmental cleaning.

ACM – Asbestos Containing Material. This can be a product with anything from 99% asbestos concentration to less than 1% and is used to refer to the vastly different types of such material.

AIB – Asbestos Insulation Board - Used primarily for fire protection, thermal insulation, partitioning and ducts (plenums). Can be found in the most unlikely of places e.g. packing around door and window frames, spacers within masonry

Airborne Fibre Count Certificates - These are Certificates issued following airborne monitoring for a variety of purposes such as reassurance testing, leakage testing, and personal testing. Frequently incorrectly referred to as Clearance Certificates, these certify the levels of airborne fibres within or outside the enclosure or on an operative. The issue of a satisfactory Certificate does not mean the area is free from ACMs, only that the area tested is safe to reoccupy for normal use. See Site Clearance Certificate for Reoccupation.

Amosite - The technical name for 'brown' asbestos.

Asbestos Area – all areas where asbestos work is undertaken need to be demarcated and identified as such. Where airborne asbestos fibre levels may be exceeded the Control Limit the area must be identified as Respirator Zones and RPE must be worn.

Asbestos Cement - A hard product that contains up to 15% asbestos fibres which can be any of the three main types. This is a relatively safe material provided it remains intact as the cement binds the asbestos fibres; breakage will lead to fibre release. When used for roofing the risks to operatives are far greater from falls than asbestos exposure. This material does not have to be removed by licensed contractors but must be transported and disposed of as hazardous waste from non- domestic premises.

Asbestos Regulations - A series of Regulations made under the Health & Safety at Work Act 1974 which control management in situ of ACMs, removal, and disposal together with the responsibilities for employers, managers, employees, contractors, visitors, and designers.

Bulk Sample - A sample of material such as boarding, insulation or debris taken by an accredited surveyor to be tested for asbestos fibre content by an accredited laboratory.

CAR – Control of Asbestos Regulations 2012. The latest consolidation of Asbestos Regulations.

Chrysotile - The technical name for 'white' asbestos.

Control Limit – The maximum amount of asbestos fibres an individual can be exposed to. The current limits are 0.1 fibres/cm3 for a four hour time weighted average and 0.6 fibres/cm3 with a ten minute time weighted average.

Crocidolite - The technical name for 'blue' asbestos.

Four-stage Clearance – The four stages of site clearance certification for reoccupation are: stage one - preliminary check of site condition and job completeness; stage two - a thorough visual inspection of the enclosure/work area; stage three - clearance air monitoring; stage four - final assessment post enclosure/work area dismantling.

HSE – Health and Safety Executive, the government agency responsible for the regulation of almost all the risks to health and safety arising from work activity

in Britain.

Licensed Contractors – Contractors who have been assessed by the HSE Asbestos Licensing Unit as being competent to work with Licensed Materials. There are different types of license and the license should be checked to ensure that is current and valid for the type of work to be carried out.

Licensed Materials – Work with asbestos insulation, asbestos coating or board (AIB) including debris from these products can only be carried out by a contractor licensed to do so by the HSE.

Method Statement – The method by which the Licensed Removal Contractor will remove and dispose of the ACMs. Often in the same document as the Plan of Works.

Notification Period – The HSE require that a two-week notification period is given work for work carried out to a licensable material. However, the HSE Notification Form ASB5 must be accompanied by the Method Statement and it will take a few days to prepare this. Realistically, one should, therefore, allow a minimum of three weeks from the date of the order for the work to commence.

Plan of Works – The plan by which the Licensed Removal contractor will set out the transit routes, the location of skip, enclosure, the location of Negative Pressure Unit etc. Often in the same document as the Method Statement.

PPE – Personal Protective Equipment such as overalls, masks, gloves etc.

Respiratory Zone – where the airborne asbestos fibre level is likely to or does exceed the Control Limit the area affected must be designated as such and RPE must be worn.

RPE – Respiratory Protective Equipment; the different types of face masks worn appropriate to the risk. Where the risk assessment shows that the Control Limit will be exceeded RPE must be worn.

Site Clearance Certificate for Reoccupation – a certificate issued to confirm that premises or parts of premises where work with asbestos has been carried out have been thoroughly cleaned upon completion of that work and are suitable for return to the client. The issue of a satisfactory certificate does not mean the area is free from ACMs, only that the area tested is safe to reoccupy for normal use.

Visual Inspection – An inspection of the enclosure or site by the Analyst to see if all the ACMs specified have been removed before carrying out an Airborne Fibre Count within this area.

Appendix 3: References

The following documents contain relevant information on the methods for carrying out asbestos surveys, and the analysis of suspect samples for asbestos identification:

Control of Asbestos Regulations, 2012 (CAR 2012).

HSG264 – Asbestos: The survey guide.

HSG248 – The analysts' guide for sampling, analysis, and clearance testing.

L143 – Managing and working with asbestos.

HSG 227 – Managing Asbestos in Premises.

Appendix 4: Standard Levels of Access - R & D Surveys

- Loft spaces will only be fully inspected if suitable walk boards are present to provide safe access, and safe access is available to gain entry. Should no walk boards be present, a cursory inspection only will be conducted from the access hatch.
- Standard ladder access will be made to a height of 2m from ground level. Should safe access above 2m not be available, the asbestos content of some products may be presumed, based on the lead surveyor's experience.
- Unless a suitable electrical isolation certificate can be provided for the site, electrical boxing, fuse boxes, heaters etc will not be accessed internally.
- Boilers and other items of plant (i.e. mechanical plant and other machinery) will only be inspected externally unless specifically requested in the client's written instruction, and they have been made safe to enter.
- Where asbestos contamination (or another hazard) is likely in voids or confined spaces, access will be minimal unless specifically requested in the client's written instruction
- Operational Buildings - The inspection and testing will be conducted to minimise any disruption to the occupiers as far as practical. To this end, the area undergoing survey should be unoccupied in order to minimise risk to employees or members of the public on the premises. Ideally, the area will not be in use and all furnishings will have been removed. It should be noted that occupied or operational buildings may place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy, for example, it will not be possible to inspect behind a ceiling which is a known or suspected ACM and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey. Where this is the case it may be required to undertake additional surveys or inspections immediately prior to the proposed refurbishment or demolition works at a time and cost agreed with the client. Aspects of these additional inspections, e.g. penetration of known ACMs, may also require the services of a Licensed Asbestos Removal Contractor and notification of the work to the Enforcing Authority. It is the client's responsibility to ensure that the information provided in the survey is adequate and relates to their requirements.
- Stored, portable and random use - Unless specifically identified within the report, no responsibility can be accepted by Resolve Asbestos Management for non-systematic or random use of asbestos within the property or in contrast to the products and uses as detailed in HSG264 Appendix 2, for example, random use of packers in cavities (wall, floor, ceiling). Not only are these items small, but their occurrence is sporadic and they may only become visible once complete sections of wall, floor or ceiling are removed during demolition or refurbishment. In addition, unless specifically identified within the report, no responsibility can be accepted by Resolve Asbestos Management for stored or portable items of asbestos.
- If the extent of access is less than required, the client should advise the lead surveyor within seven working days of the issue of the report in order to arrange additional inspection works as necessary.

Appendix 5: Certificates Of Analysis

UKAS TESTING 2707

SCOPES Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	RESOLVE ASBESTOS MANAGEMENT LTD		
Address:	2 ROSE COTTAGES GREAT STRICKLAND PENRITH CA10 3DJ	Analysis Report No.	SCO/25/26565
Attention:	TECHNICAL MANAGER	Report Date.	19/09/25
Site Address:	APH LTD MANCHESTER	Site Ref No.	N/A
Date sample taken:	UNKNOWN	Page No:	1 Of 1
Date sample received:	19/09/25	No. of Samples:	4
Date of Analysis:	19/09/25	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	GP-01	ROOF SHEETS	CHRYSOTILE
2	GP-02	ROOM 1 - WALL LINING	NADIS
3	GP-03	EXTERNAL - CEMENT WALLS	CHRYSOTILE
4	GP-04	ROOM 4 – CEILING PANEL	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	[redacted]
		Print name:	**S.BOLTON – Q.C.M**

BULK 001-VER 8 14-JUN-22-QCM

Appendix 6: Asbestos Record Sheets

The following pages show a register of the locations that were inspected during this investigation, which includes a photographic record of each item along with individual risk assessment scores if applicable.

All samples are uniquely numbered and identified on the Plans and Summary sheets. Each sample will be uniquely numbered for the purpose of cross-referencing and traceability. If the sample number is prefixed with "Same as (SA)" or "Associated with Sample (AWS)" this indicates that no sample was taken due to its obvious nature, or repetitiveness, and was visually assessed.

Where an item is entered on the register as " P/SP (Presumed/Strongly Presumed Asbestos)" this indicates that no sample has been taken, due to reasons of safety or accessibility and the report result is based on the individual surveyor's opinion of what the material may be.

Asbestos Detected						
Location ID	B0 74 15 09					
Building	Main Building					
Floor	Ground Floor					
Room / Area	Room 1					
Description	Asbestos Cement Roof Sheets					

MANAGEMENT SUMMARY					
Action	Remove	Material Assessment	3	Combined Risk Score	3
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.				

SURVEY INFORMATION			
		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	GP-01
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Detected

MATERIAL ASSESSMENT					
Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1
Quantity	150 Sq m				

No Asbestos Detected

Location ID	23 74 BA 8C
Building	Main Building
Floor	Ground Floor
Room / Area	Room 1
Description	Bitumen lining to Walls

MANAGEMENT SUMMARY

Action	Safe and manageable	Material Assessment	0	Combined Risk Score	
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	No asbestos detected in the sample. No further work required.				

SURVEY INFORMATION

		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	GP-02
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	No Asbestos Detected

MATERIAL ASSESSMENT

Product Type	N/A	0	Surface Treatment	N/A	0
Extent of Damage / Deterioration	N/A	0	Asbestos Type	NADIS	0
Quantity	> 400 Sq m				

Asbestos Strongly Presumed		
Location ID	11 12 CA 5Z	
Building	Main Building	
Floor	Ground Floor	
Room / Area	Room 2	
Description	Asbestos Cement Roof Sheets	

MANAGEMENT SUMMARY					
Action	Remove	Material Assessment	3	Combined Risk Score	3
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.				

SURVEY INFORMATION			
		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	SA/GP-01
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Strongly Presumed

MATERIAL ASSESSMENT					
Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1
Quantity	30 Sq m				

Asbestos Strongly Presumed		
Location ID	46 Z3 63 Z2	
Building	Main Building	
Floor	Ground Floor	
Room / Area	Room 3	
Description	Asbestos Cement Roof Sheets	

MANAGEMENT SUMMARY					
Action	Remove	Material Assessment	3	Combined Risk Score	3
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.				

SURVEY INFORMATION			
		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	SA/GP-01
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Strongly Presumed

MATERIAL ASSESSMENT					
Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1
Quantity	30 Sq m				

No Asbestos Detected

Location ID	76 DB DB 0C
Building	Main Building
Floor	Ground Floor
Room / Area	Room 4
Description	Bitumen Lining to Wall

MANAGEMENT SUMMARY

Action	Safe and manageable	Material Assessment	0	Combined Risk Score	
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	No asbestos detected in the sample. No further work required.				

SURVEY INFORMATION

		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	SA/GP-02
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	No Asbestos Detected

MATERIAL ASSESSMENT

Product Type	N/A	0	Surface Treatment	N/A	0
Extent of Damage / Deterioration	N/A	0	Asbestos Type	NADIS	0
Quantity	40 Sq m				

Asbestos Detected						
Location ID	2C 6A 96 4A					
Building	Main Building					
Floor	Ground Floor					
Room / Area	Room 4					
Description	Asbestos Cement Walls Sheets					
MANAGEMENT SUMMARY						
Action	Remove	Material Assessment	3	Combined Risk Score	3	
		Priority Assessment				
Comments:	This location was inspected as part of the refurbishment and demolition survey.					
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.					
SURVEY INFORMATION						
		Source of Information	Warren Smith			
Last Inspection Date	17-09-2025	Lab Reference				
Next Inspection Date	17-09-2026	Sample Number	SA/GP-03			
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Detected			
MATERIAL ASSESSMENT						
Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0	
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1	
Quantity	40 Sq m					

Asbestos Strongly Presumed

Location ID	A6 80 B3 0A
Building	Main Building
Floor	Ground Floor
Room / Area	Room 4
Description	Asbestos Cement Guttering

MANAGEMENT SUMMARY

Action	Remove	Material Assessment	3	Combined Risk Score	3
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.				

SURVEY INFORMATION

		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	Strongly Presumed
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Strongly Presumed

MATERIAL ASSESSMENT

Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1
Quantity	5 Lin m				

No Asbestos Detected

Location ID	6A A6 DB 97
Building	Main Building
Floor	Ground Floor
Room / Area	Room 4
Description	Plasterboard/metal framework to Ceiling

MANAGEMENT SUMMARY

Action	Safe and manageable	Material Assessment	0	Combined Risk Score	
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	No asbestos detected in the sample. No further work required.				

SURVEY INFORMATION

		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	GP-04
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	No Asbestos Detected

MATERIAL ASSESSMENT

Product Type	N/A	0	Surface Treatment	N/A	0
Extent of Damage / Deterioration	N/A	0	Asbestos Type	NADIS	0
Quantity	30 Sq m				

Asbestos Strongly Presumed

Location ID	27 A5 C0 0D
Building	Main Building
Floor	External
Room / Area	Walls
Description	Asbestos Cement Wall Sheets

MANAGEMENT SUMMARY

Action	Remove	Material Assessment	3	Combined Risk Score	3
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.				

SURVEY INFORMATION

		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	SA/GP-03
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Strongly Presumed

MATERIAL ASSESSMENT

Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1
Quantity	> 500 Sq m				

Asbestos Strongly Presumed

Location ID	C8 73 2C C5
Building	Main Building
Floor	External
Room / Area	Roof
Description	Asbestos Cement Roof Sheets

MANAGEMENT SUMMARY

Action	Remove	Material Assessment	3	Combined Risk Score	3
		Priority Assessment			
Comments:	This location was inspected as part of the refurbishment and demolition survey.				
Recommendations:	Remove by a competent asbestos removal contractor. All work carried out should be in accordance with the Control of Asbestos Regulations 2012.				

SURVEY INFORMATION

		Source of Information	Warren Smith
Last Inspection Date	17-09-2025	Lab Reference	
Next Inspection Date	17-09-2026	Sample Number	SA/GP-01
Survey Type	Refurbishment and Demolition Survey	Asbestos Identification	Asbestos Strongly Presumed

MATERIAL ASSESSMENT

Product Type	Asbestos Cement	1	Surface Treatment	Composite materials containing asbestos	0
Extent of Damage / Deterioration	Low damage: e.g. A few scratches or surface marks	1	Asbestos Type	Chrysotile (white)	1
Quantity	150 Sq m				

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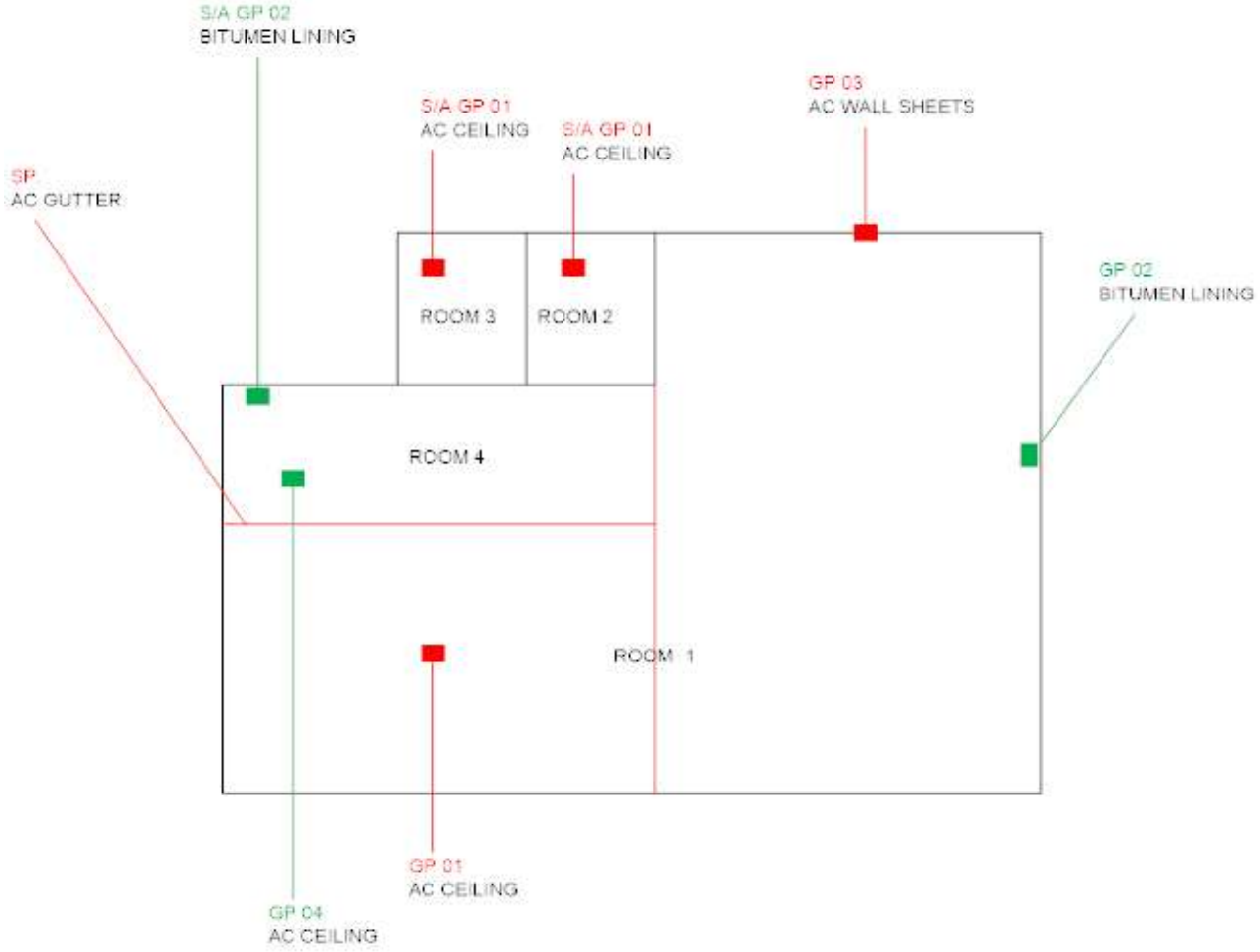
Appendix 7: Location Plans



Resolve Report	22004
Survey Location	APH Ltd
Survey Date	17th September 2025
Surveyor(s)	Warren Smith
Sample containing asbestos	
Sample non-asbestos	
Asbestos containing material	
No access - could contain ACM	
Location ID	00 93 5A 8F
No asbestos detected in sample	NADIS
Presumed ACM	P
Strongly Presumed ACM	SP

DRAWING NOT TO SCALE