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Dear Sirs/Madams,

Rylands Building, Manchester - Contractors' Task Method Statements

i) Introduction

- a) Malrod has been commissioned by CD9 Properties to undertake removal of asbestos insulation, at several locations through the building, detailed below:

- Within the walls of the Stair Riser G,
- Sub-Basement Cylinder room 002 & 001,
- Plant room 016,
- Store room 017
- Rooftop plant room 026/027, walls and ceiling
- Ground floor, ceiling void and columns
- Ground floor, mid and low-level ceiling areas
- Ceiling timber joists, area 052 (ground floor)
- Cavity beneath generator in room 019
- Walls in rooms 003 (7th floor air handling room), 026 and 027 stairs
- Ceiling gridding system in 061 (3rd floor store room)

The building group includes part of a Grade-II Listed structure, the aspects of which affected by these works are specifically; walls, ceilings, pipes, debris on the floor, and door headers.

The locations of each of these are found within the appendices.

ii) Overview

- a) Abrasive blasting will be used to remove paint from the non-original walls and pipes along with any visible asbestos residues. Other asbestos items to be removed are Insulating Board

door headers (1 x sub-basement area 014 and 1 x Loading Bay area [stair C] 006). Where practicable, redundant pipes will be removed (maximum 2" diameter pipe).

- b) Malrod will undertake the works. All operatives are trained and competent to use the abrasive blasting unit. Air fed masks (full face respirators, including eye protection) will be used when using the blasting unit to provide maximum protection from airborne fibres.

iii) Design Team Information

- a) There is limited interaction with areas of heritage significance, with the majority of works being in non-original and non-significant back of house areas. The works do not affect approved architect drawings.

iv) Implementation Methodology

- a) Prior to any works commencing the client team will brief all operatives on the approved Task Method Statements. All site operatives will be made aware of the Heritage significance of the building group and specifically those elements affected by their planned works. This aspect will also be covered in the pre-start induction and relevant activity briefings.
- b) Initially, a hygiene and decontamination unit will be set up to ensure safe working. An airlock will then be set up to contain any contaminants released as a result of the works. The airlock will then be smoke tested to ensure no leakages.
- c) Works can then commence. A wetting down will occur, and then panels shall be removed by carefully easing panels from their position using a flat bar. Nails will then be removed by an operative, whilst a second operative will vacuum and mist along the areas affected.
- d) Most material removed as a result of the works, will be hazardous waste. It will be disposed of in accordance with Four Stage Clearance Procedure. All panels and waste less than 1m² will be placed directly into UN labelled red asbestos waste bags and sealed with PCL tape. Cleaning of red bags is to take place in the inner stage of the Airlock/Baglock.
- e) All double bagging of the hazardous waste in the clear hazardous waste bags is to be carried out in the middle stage of the Airlock/baglock and placed into the outer stage awaiting onward disposal via the designated Waste Route and into the onsite waste skip.
- f) All panels/waste larger than 1m² will be wrapped in 1000-gauge polythene and sealed with PCL tape. These parcels will be cleaned and left inside the enclosure until the Four Stage Clearance Procedure. Once Stage 3 has been completed, the parcels will be removed for onward disposal.
- g) All nails and timbers can be removed and disposed of as hazardous waste. Any timbers that have to remain such as structural timbers will be cleaned using wire brushes while shadow vacuuming, and the nail holes drilled out using a handheld battery-operated drill.
- h) Images of each area are also provided appended to this report.

v) Recording

- a) All works undertaken at the Rylands Building will be fully documented by the appointed Contractor, to show the condition of the area before and after works are completed.
- b) In addition, during the execution of the works the contractors will undertake additional recording including photographs of the works being carried out and any findings discovered during the preliminary survey works.

vi) Protection

- a) The areas for asbestos removal are in non-significant or non-original areas. Elements such as the roof-top plant room will be demolished as part of the planning and listed building consent. As such, no additional heritage protection is required.
- b) Detail on the protective equipment used by workers is located within the appended method statements.

vii) Re-instatement Proposals

- a) No reinstatement is required as part of the works, these are all non-significant or non-original areas which will be subject to further work. Cleaning will occur on all areas where works are undertaken. If work has not commenced within 18 months then reinstatement will be taken place in agreement with MCC.

viii) Programme

- a) The proposed scope of work is expected to take 8 weeks in total.
- b) Site hours are between 0800 and 1600. A minimum of two operatives will be on site at any time.

Competency of those involved

- a) All operatives working on the project will be required to attend a site induction led by the lead contractor before starting work. All operatives will be required to hold a valid current CSCS card and competence cards suitable to their trade and the equipment they are using.
- b) All operatives are trained and competent to use the necessary equipment. .

Technical Compliance

- a) Relevant technical compliance is as follows;
 - The Malrod Health and Safety Document, including Covid S.O.P.
 - Specific plant & Equipment, for example:
 - Power tools – to Malrod works procedures.
 - Site specific risk assessments and method statements already approved within the wider project are appended here.

Management of Heritage Risks

- a) There are limited heritage risks associated with the works. All operatives will be adequately briefed at the outset of the project as to areas of heritage significance. As above, the areas for asbestos removal are in non-significant or non-original areas. Elements such as the roof-top plant room will be demolished as part of the planning and listed building consent. As such, no additional heritage protection is required.

Supervision and monitoring of work

- a) Site supervision will be provided by Malrod under the direction of Project Architect. A Malrod project manager will visit the site weekly throughout the works, and other unannounced visits may also occur.

Environmental

- a) Appropriate PPE will be used at all times, and will include a minimum of 5-point Personnel Protective Equipment (PPE): Hard Hat, Hi-Viz, Gloves, Safety boots and Glasses.
- b) Contractors will wear disposable coveralls half face respirator masks, and safety boots at all times within the building. In areas where asbestos removal is taking place, operatives will also wear disposable overalls, steel toe capped wellington boots, disposable underwear and gloves, and full face positive pressure respirator masks (with air fed lines).
- c) Further details are found in the appended method statements.

Dust

- a) Airlock enclosures will be created to ensure leaking or emissions do not occur. These enclosures will be smoke tested to ensure no leaks. This will occur prior to any removal being undertaken.
- b) Wetting will occur throughout, and a Class H vacuum, hand sprayers and damp cloths will be used to clear each space when removal has been completed.

Temperature & Humidity

- a) The environmental conditions within the building are not known at this time. However, upon inspection localised measures may be taken to provide ventilation if these are required.

Approval, Review & Briefing

- a) All operatives working with this Task Method Statement will be fully briefed on the document and will sign a briefing sheet to confirm their understanding.
- b) Regular activity briefings will be issued to the operatives by the Specialist Contractors Supervisors and Malrod's Managers to identify any changes from the previous day and health and safety issues or any changes to the heritage considerations.

Appendix A



Your property compliance partner
Asbestos Fire Water

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Your property compliance partner
Asbestos Fire Water

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HSG264 Asbestos Refurbishment Survey

Rylands Building (Former Debenhams)
Market Street
Manchester
M60 1TA

Date of Inspection: 09/08/2021
Date of Survey Report: 25/08/2021
Project Number: PR355
Issue Number:

On behalf of



Client: HNC Reclaim Limited
Client Reference: CO165
Client Contact: Phillip Cork
Client Address: The Yard, Lynmouth Avenue, Stockport, Cheshire

OHS Ltd
1st Floor, 2 City Approach, Albert Street, Manchester, M30 0BL
Telephone: 0330 088 1239 **Email:** info@ohs.co.uk
OHA is a trading name of OHS Ltd



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Appendix 1 Material Risk Assessment Matrix (HSG264)

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Appendix 3 Bulk Analysis Certificate

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1.0 Property Information, Survey Scope of Work and Signatory

This HSG264 Asbestos Refurbishment Survey report has been technically reviewed and authorised for issue to OHS by the following authorised members of the OHA Technical Team. This document holds legal status under the Control of Asbestos Regulations 2012 and should be used and made available accordingly.

Property Details

Property Reference: PL1350
Property Block:
Property Name: Rylands Building (Former Debenhams)
Property Address: Market Street, Manchester

Property Construction

Property Status: Not Operational
Property Occupied: Not Occupied
Primary Use: Retail
Secondary Use: Commercial
Construction Age: 1822
Construction Type: Art Deco

Description of Work Completed

Prior to proposed development to shopping arcade and office space.

Refurbishment survey to all floors excluding 7th floor internal areas. M & E soft strip works proposed to the entire building, with a focus on removal of all live services and plant, but building structure to remain, especially those areas that are deemed listed with ornate features e.g. column cladding, ceramic tiles, ceramic skirting lift core cage areas etc

Related Project Information

Date of inspection	Project Ref	Issue Number	Document Type
No Information.			

Survey Signatory

Document Authorisation		
 Project Manager Gareth Cooper 25/08/2021	 Lead Surveyor Daniel Albert 25/08/2021	 Quality Checked By Gareth Cooper 25/08/2021

OHA is a trading name of OHS Ltd and are UKAS accredited for asbestos works only

2.0 Executive Summary

Introduction

OHA is a trading name of OHS Ltd was instructed by Phillip Cork of HNC Reclaim Limited, to provide an Refurbishment Survey (as defined in HSG264 Asbestos: The Survey Guide) for the presence of asbestos containing materials (ACMs) for the premises known a Rylands Building (Former Debenhams).

The purpose of a Refurbishment Survey, as defined within the HSE publication HSG 264 Asbestos: The Survey Guide is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM) in the area where the refurbishment will take place or in the whole building if demolition is planned.

The survey is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas. Any exclusions applicable to the survey are detailed within the Scoping Table within Section 7.0 of the report and have been pre-agreed with the client. Any variations to this will be listed within Section 7.0 of this report.

It should be noted that this type of survey is disruptive and involves aggressive inspection techniques that are likely to cause damage to the fabric of the building. Unless prior agreement has been made with regards to re-instatement OHA will cover any penetrations made with tape and polythene, where this is reasonably practicable to do so.

Property Status

The inspection and testing was conducted outside of working hours minimising any disruption to the occupiers as far as practical. It should be noted that occupied or operational buildings place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy 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 just prior to or during the proposed refurbishment or demolition works, in order to account for all hidden ACMs.

The property was not occupied at the time of the property visit.

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required in order to ensure the report is fit for purpose.

This report must be used for the safe management of asbestos within the premises under Regulation 4 of the Control of Asbestos Regulations 2012. Under Regulation 4 (Duty to Manage) the Duty Holder has a legal obligation to:

- Identify, locate and assess the condition of asbestos containing materials in the premises
- Conduct a suitable and sufficient risk assessment for each suspect ACM
- Compile an asbestos register based on the above information
- Develop and implement a plan to manage all risk posed by ACMs in the premises
- Periodically re-inspect the condition of all ACMs in the premises
- Ensure the asbestos management plan is kept up to date and remains valid at all times
- Provide information regarding asbestos risk in the premises to all building users, occupiers, contractors and visitors to the building who may come into contact with those materials (i.e. those at risk from asbestos)

For any refurbishment or demolition works, a separate HSG264 Refurbishment or Demolition Survey must be commissioned.

OHS can provide advice on this matter should it be necessary. In the first instance please contact OHS Ltd on [0330 088 1239](tel:03300881239) or by email at info@ohs.co.uk and we will be pleased to help. There is further information in Section 11 Conclusions and Actions.

3.0 Asbestos Risk Items with Recommendations

The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. The duty holder/client should be aware that if the condition of the specific materials change, then the assessment should be reviewed as part of the ongoing management of the project risks.

Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
01 - First Floor	011 - Ducting Room	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	5
01 - First Floor	014 - Stairwell D	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (OS)	Remove	6
01 - First Floor	014 - Stairwell D	Floor	Vinyl floor tiles and adhesive - Grey	Other Encapsulated Material Flooring Vinyl Floor Tiles with Adhesive	S109 (OS)	Remove	2
01 - First Floor	017 - Stairwell E	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	021 - Stairwell F	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	026 - Office	Other Lino floor covering	Green Lino floor covering with paper backing and adhesive.	Other Encapsulated Material Flooring Linoleum	S112 (OS)	Remove	4
01 - First Floor	027 - Lift Motor Room (above Location 026)	Other Lining to all walls and ceiling	Insulating board panels to ceiling and walls	Asbestos Board(s) Insulating Board Panel(s)	S113 (OS)	Restrict Access	8
01 - First Floor	027 - Lift Motor Room (above Location 026)	Other Lift Motor Machinery	Brake pads	Cement Product(s) Brake Pads	N/A	Remove	5



Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
01 - First Floor	028 - Stairwell G	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	029 - Riser	Other To walls and pipework throughout open riser	Thermal insulation residues to walls and pipework throughout	Insulation Debris/residue	S114 (OS)	Remove	11
01 - First Floor	031 - Switchroom	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	5
01 - First Floor	031 - Switchroom	Floor	Vinyl floor tiles - Grey	Other Encapsulated Material Flooring Vinyl Floor Tiles	S109 (VC)	Remove	2
01 - First Floor	033 - Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	033 - Circulation	Floor	Vinyl floor tiles - Grey	Other Encapsulated Material Flooring Vinyl Floor Tiles	S109 (VC)	Remove	2
01 - First Floor	038 - Stairwell B	Floor	Stair nosings	Other Encapsulated Material Flooring Nosing	S116 (OS)	Remove	2
01 - First Floor	038 - Stairwell B	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	040 - Stairwell A	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	040 - Stairwell A	Floor	Stair nosings	Other Encapsulated Material Flooring Nosing	S116 (VC)	Remove	2
01 - First Floor	041 - Switchroom	Floor	Vinyl floor tiles - Green and beige	Other Encapsulated Material Flooring Vinyl Floor Tiles	S117 (OS)	Remove	3
01 - First Floor	041 - Switchroom	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	5

Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
01 - First Floor	042 - Stairwell C	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6
01 - First Floor	043 - Switchroom	Ceiling	Insulating board panel to ceiling.	Asbestos Board(s) Insulating Board Panel(s)	S118 (OS)	Remove	5
01 - First Floor	043 - Switchroom	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	5
01 - First Floor	047 - Main Shop Floor Area	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S107 (VC)	Remove	6

Encapsulate/Repair & Manage

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
No Information.							

Manage & Re-Inspect

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
No Information.							

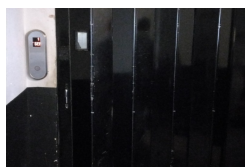
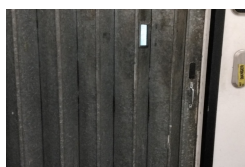
Please note: Property Externals have been given a Floor Reference of 99 in the Survey Report.

4.0 Non-Assessed or Limited Accessed Rooms and Items

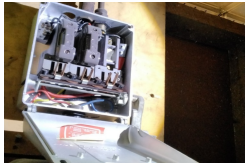
Whilst every effort has been made to adhere to the scope of the survey, the following areas have not been accessed or fully accessed for the defined reasons. Asbestos must be presumed to be present in these areas until full access can be obtained to definitively determine whether ACMs are present or not, through inspection and sampling of suspect materials as necessary.

Please note: asbestos should be presumed to be present within all locations not accessed until a further assessment can be undertaken.

Non-Accessed Rooms

Floor	Room	Reason for No Access	Photograph
01 - First Floor	002 - Goods Lift 5	No access as area requires specially trained engineer/operative	
01 - First Floor	004 - Lift Shaft	No access as area requires specially trained engineer/operative	
01 - First Floor	032 - Goods Lift 1	No access as area requires specially trained engineer/operative	
01 - First Floor	044 - Goods Lift 4	No access as area requires specially trained engineer/operative	
01 - First Floor	045 - Goods Lift 2	No access as area requires specially trained engineer/operative	
01 - First Floor	046 - Customer Lifts	No access as area requires specially trained engineer/operative	

Non-Accessed Items

Floor	Room	Item	Reason for No Access	Photograph
01 - First Floor	011 - Ducting Room	Flashguards	Unable to Sample due to Live Unit	
01 - First Floor	027 - Lift Motor Room (above Location 026)	Brake pads	Unable to Sample due to Live Unit	
01 - First Floor	031 - Switchroom	Flashguards	Unable to Sample due to Live Unit	
01 - First Floor	041 - Switchroom	Flashguards	Unable to Sample due to Live Unit	
01 - First Floor	043 - Switchroom	Flashguards	Unable to Sample due to Live Unit	

5.0 Methodology and Limitations

OHA was instructed to provide a HSG264 Refurbishment Survey of Rylands Building (Former Debenhams), Market Street, Manchester.

The survey has been undertaken in accordance with the HSE publication HSG 264 Asbestos: The Survey Guide. The survey involves a thorough visual examination of all building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

It is the duty holder's responsibility to ensure that additional refurbishment or demolition surveys are carried out for any works which are additional to, or different from, those described in the demolition brief for this survey.

ACMs found that are affected by the Demolition scope are usually removed imminently, in line with the requirement for all ACMs to be removed as far as reasonably practicable before Demolition works are carried out. However, it is acknowledged that the works may not be carried out immediately, and so there is still the need to manage these ACMs during this interval, or if the related works do not go ahead.

Therefore all the ACMs have been given a Material Assessment to enable them to be managed. Nevertheless, as the survey type undertaken was a Demolition survey, all identified asbestos materials have been recommended for removal.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided. For safety reasons it is not possible to inspect internal areas of live electrical items, heating, ventilation, or mechanical plant and machinery without isolation of such services.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Areas in this scope of works where access cannot be gained due to them being behind/beneath suspected ACM's, found during the course of the survey, should be assumed to contain further ACM's until proven otherwise. Whether this initial substrate is found to asbestos-containing or not, this would determine the nature of further investigation that would require return visits with additional costs, and could be quoted for if required.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

To ensure compliance with HSG264 and OHA own in-house procedures, a thorough desktop study was conducted prior to site activities taking place. The desktop study includes an evaluation of the scope and limitations of the survey required by HNC Reclaim Limited. Details of the desktop study findings are located in Section 8 of this document. Suitable risk assessments have been conducted prior to site attendance and further site-specific assessments were carried out on site prior to survey work commencing.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Applications of this product may be non-homogenous and, with a generally low asbestos content, they may elicit both positive and NAD (no asbestos detected) sample results. Where both positive and NAD samples are obtained the client should presume that the textured coatings contain Chrysotile throughout even though a non-detected result has been obtained. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

It is assumed at the commencement of the survey that the site/land is non-contaminated. Methods use to carry out the survey were agreed with the client prior to any works being commenced. It is always possible after a survey that asbestos-based materials of one sort or another may remain in the property or area covered by that survey, which could be due to various reasons:

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the scope of the survey will be

as per their instructions and guidance at that time.

- OHA cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos.
- Where asbestos removal works have previously been undertaken in the area included within the scope of the survey it is possible that microscopic asbestos debris may remain.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal works but does not include random dust sampling.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. These 'visual inspections' during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

ACMs may be hidden or obscured by other items or covered by one or more finishes (including over boarding). Where this is the case, then its detection will be impaired. Asbestos containing materials may be hidden within the structure of a building and may not become visible until the structure is dismantled. Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of residue to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted by OHA, for non-systematic or random use of asbestos within the property.

Unless specifically identified within the report, no responsibility can be accepted by OHA for stored or portable items of asbestos. Owing to the nature and necessity of sampling for asbestos, some damage is unavoidable, but effort has been made to limit it to that which was necessary for the taking of the sample.

The term "floor slab" can constitute a floor to any level and is not just limited to the ground floor. These areas have not been intrusively inspected to any particular depth. An inspection has been carried out which will have involved the scrapping of any superficial top layer but this does not constitute as a full depth intrusive inspection of the slab. Should this level of inspection be required for future works then specialist heavy engineering drilling tools will be required to be used followed by a further specific survey to this area on completion. Material extents are approximations only, assigned by the surveyor at the time of the survey. If materials such as insulation board, mill board or cement sheets in the form of wall panels, service duct panels, ceiling panels and tiles were inspected, the condition and extent of the material applied to section of those materials that were visually exposed and accessible to the surveyor i.e. panels /ceiling tiles, were not dismantled / removed or disturbed in any way to enable the visual inspection of the unexposed surface that existed to the internal side of a ceiling void, wall partition void service duct etc. The same applied to assessing additional quantities of the material that may also have existed within the void areas and were not physically visible for inspection.

It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request. Any contractor using this report for the purpose of asbestos removal do so at their own risk.

Recommendations contained within this report are based upon a combination of the Material and Priority Assessments. Should any changes occur to the usage of a location then a revised assessment should be undertaken. It should be noted that the recommendation is based on controlling the material score and that consideration should also be given to controlling the priority score through actions such as restricting access etc.

5.0 Methodology and Limitations Continued

This survey however, forms only part of the obligations set out by the Duty to Manage Asbestos (Regulation 4 CAR2012). If we can be of further assistance to you in relation to this report, its recommendations, or legal compliance, please contact us on [0330 088 1239](tel:03300881239) or by email via info@ohs.co.uk or your dedicated OHS contact.

Compliance can be achieved by following the OHS Knowledge Chain (see Section 11 of this report).

If access is specifically required, an agreement will have been made in advance with the client and documented below.

6.0 Scoping Table

Refurbishment Survey - Access Allowances – The following access requirements have been agreed at Quotation Stage. As part of a standard Refurbishment Survey access into structural components of the building fabric will be automatically included within the survey scope. Should access be required into any of these locations then please ensure that these are indicated at the time of quotation.

Survey Allowance Summary		
Access Allowances – Based on the agreed Refurbishment Survey	Areas included within the Scope of the Survey	Access Allowance Further Details and Comment
Below Ground Drainage Systems	No	Out of scope
Beyond Suspected or Known Asbestos	No	Out of scope
Boxing	Yes	As required by scope of works
Ceiling Void	No	Out of scope
Concealed Voids	Yes	As required by scope of works
Confined Spaces	No	Out of scope
Door Frames	Yes	Representative inspection
Doors Internally	Yes	Representative inspection
Electrical Switchgear	No	Surveyor to record electrical installations as a presumed item based on assessment
Escalator Pits	No	Out of scope
External Soffits & Fascias	No	Out of scope
Fixed Ceiling (Plaster/Fibreboard/Interlocking)	Yes	As required by scope of works
Fixed Flooring	Yes	Representative inspection
Floor Ducts	Yes	Representative inspection from entry points 1m either side only
Floor Voids	Yes	Representative inspection
Glazing	Yes	Representative inspection
Height Access Provision	Standard (3m)	2 Man team required
Installations	No	Out of scope
Lift Shafts	No	Out of scope
Locked Room/locations	No	Out of scope
Loft Spaces	Yes	Representative inspection
Partition Walls	Yes	Representative inspection
Plant & Equipment	No	Surveyor to record plant installations as a presumed item based on assessment
Roof	No	Out of scope
Skirting	Yes	Representative inspection
Slab	No	Out of scope
Solid Wall Cavities	No	Out of scope
Ventilation Trunking	No	Out of scope
Wall Cladding & Covering	Yes	Representative inspection
Window Frames	Yes	Representative inspection
Window Sills	Yes	Representative inspection

The use of forced access to locked locations identified on the day of the survey would be individually assessed and may be subject to an additional site visit which would be subject to an additional cost.

Health and Safety – should any locations be deemed inaccessible due to health and safety reasons then these will not be accessed and will be reported at the time of the survey.

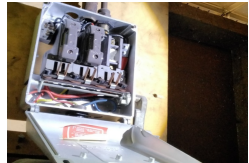
Please note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works.

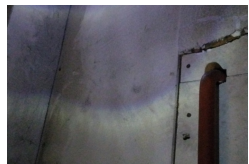
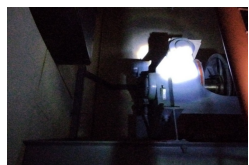
7.0 Asbestos Register

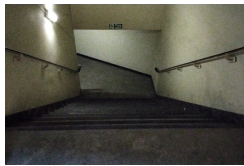
The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

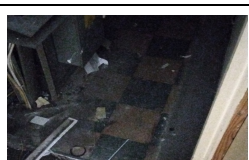
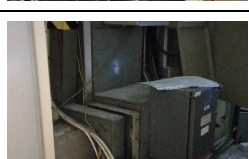
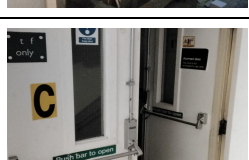
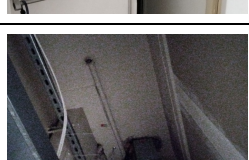
The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. The duty holder/client should be aware that if the condition of the specific materials change, then the assessment should be reviewed as part of the ongoing management of the project risks.

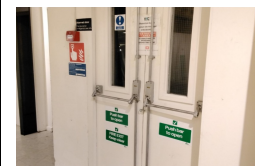
01 - First Floor

Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
011 - Ducting Room	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	2 Box(es)	N/A	05	N/A	05	Remove		
014 - Stairwell D	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Identified Amosite	1 Number	S107 (OS)	06	N/A	06	Remove	1 double door. beading to both sides of doors	
014 - Stairwell D	Floor	Vinyl floor tiles and adhesive - Grey	N/A	Other Encapsulated Material Flooring Vinyl Floor Tiles with Adhesive	Identified Chrysotile	40 m²	S109 (OS)	02	N/A	02	Remove	Chrysotile in bitumen only	
017 - Stairwell E	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S107 (VC)	06	N/A	06	Remove	2 double doors. beading to both sides of doors	

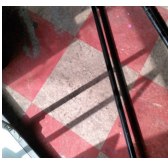
Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
021 - Stairwell F	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S107 (VC)	06	N/A	06	Remove	1 double door. beading to both sides of doors	
026 - Office	Other Lino floor covering	Green Lino floor covering with paper backing and adhesive.	N/A	Other Encapsulated Material Flooring Linoleum	Identified Chrysotile	4 m²	S112 (OS)	04	N/A	04	Remove	Chrysotile in paper backed vinyl only	
027 - Lift Motor Room (above Location 026)	Other Lining to all walls and ceiling	Insulating board panels to ceiling and walls	N/A	Asbestos Board(s) Insulating Board Panel(s)	Identified Amosite	<80 m²	S113 (OS)	08	N/A	08	Restrict Access	Restrict access into location until cleaned by a LARC	
027 - Lift Motor Room (above Location 026)	Other Lift Motor Machinery	Brake pads	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	05	N/A	05	Remove		
028 - Stairwell G	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S107 (VC)	06	N/A	06	Remove	1 double door	
029 - Riser	Other To walls and pipework throughout open riser	Thermal insulation residues to walls and pipework throughout	N/A	Insulation Debris/residue	Identified Chrysotile and Amosite	Throughout Unknown	S114 (OS)	11	N/A	12	Remove		

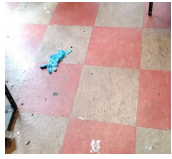
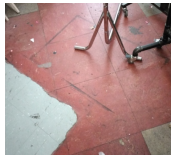
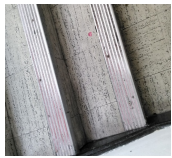
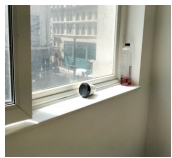
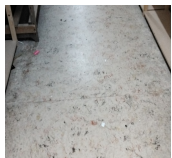
Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
031 - Switchroom	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	5 Number	N/A	05	N/A	05	Remove		
031 - Switchroom	Floor	Vinyl floor tiles - Grey	N/A	Other Encapsulated Material Flooring Vinyl Floor Tiles	Strongly Presumed Chrysotile	2 m²	S109 (VC)	02	N/A	02	Remove	Chrysotile in bitumen only	
033 - Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S107 (VC)	06	N/A	06	Remove	1 double door	
033 - Circulation	Floor	Vinyl floor tiles - Grey	N/A	Other Encapsulated Material Flooring Vinyl Floor Tiles	Strongly Presumed Chrysotile	15 m²	S109 (VC)	02	N/A	02	Remove	Chrysotile in bitumen only	
038 - Stairwell B	Floor	Stair nosings	N/A	Other Encapsulated Material Flooring Nosing	Identified Chrysotile	20 Number	S116 (OS)	02	N/A	02	Remove		
038 - Stairwell B	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S107 (VC)	06	N/A	06	Remove	2 double doors. beading to both sides of doors	

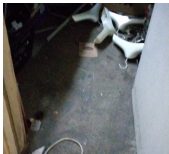
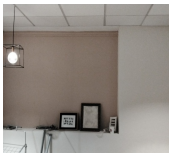
Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
040 - Stairwell A	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S107 (VC)	06	N/A	06	Remove	2 double doors. beading to both sides of doors	
040 - Stairwell A	Floor	Stair nosings	N/A	Other Encapsulated Material Flooring Nosing	Strongly Presumed Chrysotile	20 Number	S116 (VC)	02	N/A	02	Remove		
041 - Switchroom	Floor	Vinyl floor tiles - Green and beige	N/A	Other Encapsulated Material Flooring Vinyl Floor Tiles	Identified Chrysotile	3 m²	S117 (OS)	03	N/A	03	Remove	Crysotile present only in floor tile	
041 - Switchroom	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	5 Number	N/A	05	N/A	05	Remove		
042 - Stairwell C	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S107 (VC)	06	N/A	06	Remove	1 double door. beading to both sides of doors	
043 - Switchroom	Ceiling	Insulating board panel to ceiling.	N/A	Asbestos Board(s) Insulating Board Panel(s)	Identified Chrysotile and Amosite	1 m²	S118 (OS)	05	N/A	05	Remove		

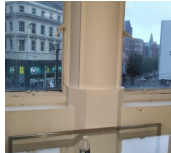
Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
043 - Switchroom	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	4 Number	N/A	05	N/A	05	Remove		
047 - Main Shop Floor Area	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	Throughout Unknown	S107 (VC)	06	N/A	06	Remove	To all fire doors	

8.0 Identified as Non-Asbestos

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
01 - First Floor	001 - Refuse Chute	Vinyl floor tiles - Red and Beige	Floor Tiles	No ACM detected	S104 (OS)		
01 - First Floor	001 - Refuse Chute	Lino floor covering with bitumen adhesive	Other Encapsulated Material Flooring Linoleum	No ACM detected	S105 (OS)		
01 - First Floor	003 - Lift Lobby	Vinyl floor tiles - Red and Beige	Floor Tiles	No ACM detected	S104 (VC)		
01 - First Floor	003 - Lift Lobby	Lino floor covering and bitumen adhesive	Other Encapsulated Material Flooring Linoleum	No ACM detected	S105 (VC)		
01 - First Floor	005 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (OS)		
01 - First Floor	006 - Store Room	Lino floor covering and bitumen adhesive	Other Encapsulated Material Flooring Linoleum	No ACM detected	S105 (VC)		
01 - First Floor	006 - Store Room	Vinyl floor tiles - Red and Beige	Floor Tiles	No ACM detected	S104 (VC)		
01 - First Floor	006 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	007 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	008 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
01 - First Floor	009 - Store Room	Lino floor covering	Other Encapsulated Material Flooring Linoleum	No ACM detected	S105 (VC)		
01 - First Floor	009 - Store Room	Vinyl floor tiles - Red and Beige	Floor Tiles	No ACM detected	S104 (VC)		
01 - First Floor	009 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	010 - Store Room	Lino floor covering and bitumen adhesive	Other Encapsulated Material Flooring Linoleum	No ACM detected	S105 (VC)		
01 - First Floor	010 - Store Room	Vinyl floor tiles - Red and Beige	Floor Tiles	No ACM detected	S104 (VC)		
01 - First Floor	014 - Stairwell D	Stair nosings	Stair nosings	No ACM detected	S108 (OS)		
01 - First Floor	015 - Cylinder Cupboard	Vinyl floor tiles and adhesive - Red and Black	Floor Tiles	No ACM detected	S110 (OS)		
01 - First Floor	021 - Stairwell F	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	023 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	024 - Shoe Store	Lino floor covering - Beige	Other Encapsulated Material Flooring Linoleum	No ACM detected	S111 (OS)		
01 - First Floor	024 - Shoe Store	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
01 - First Floor	025 - Shoe Store	Lino floor covering - Beige	Other Encapsulated Material Flooring Linoleum	No ACM detected	S111 (VC)		
01 - First Floor	025 - Shoe Store	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	030 - Toilet	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	030 - Toilet	Lino floor covering - Beige	Other Encapsulated Material Flooring Linoleum	No ACM detected	S111 (VC)		
01 - First Floor	031 - Switchroom	Gaskets to pipework	Gasket to Pipe Flange	No ACM detected	S115 (OS)		
01 - First Floor	036 - Circulation	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)	Behind partition walls	
01 - First Floor	037 - Store Room	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	038 - Stairwell B	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	040 - Stairwell A	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	041 - Switchroom	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)		
01 - First Floor	043 - Switchroom	Vinyl floor tiles - Black and White	Floor Tiles	No ACM detected	S119 (OS)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
01 - First Floor	047 - Main Shop Floor Area	Mastic seal to windows	Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S106 (VC)	Behind all partitioning and perimeter void.	

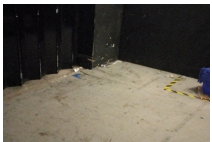
9.0 General Construction Materials Register

Fibrous materials may exist within the premises which are not ACMs. Where in the judgement of the surveyor, the material is clearly non asbestos containing the surveyor will record findings in the construction register. All building and construction materials used in the premises have been inspected where accessible. The following register identifies each non-asbestos element identified and inspected.

01 - First Floor

001 - Refuse Chute		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, modern electrics.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering.	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

003 - Lift Lobby		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber partition walls.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering.	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

005 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber wall panelling.	
Floor	Concrete floor, ceramic floor tiles.	
Doors	Timber door and casing, glass door header panel with timber beading.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

01 - First Floor

006 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber skirting boards.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering.	
Doors	Timber door and casing, glass door header panel with timber beading.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

007 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, ceramic tiles to walls.	
Floor	Concrete floor, ceramic floor tiles.	
Doors	Timber door and casing, glass door header panel with timber beading.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

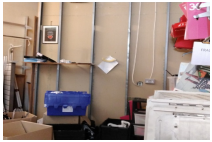
008 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, ceramic tiles to walls.	
Floor	Concrete floor, ceramic floor tiles.	
Doors	Timber door and casing, glass door header panel with timber beading.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

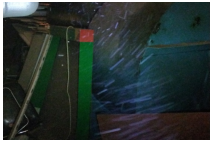
01 - First Floor

009 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal and plastic pipework.	
Walls	Brick, block and plaster walls, timber partition walls, modern wall heaters.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering.	
Doors	Timber door and casing.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

010 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal and plastic pipework.	
Walls	Brick, block and plaster walls, timber partition walls, metal and plastic pipework.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering.	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

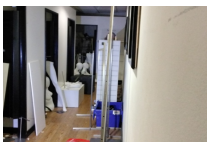
011 - Ducting Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal and plastic pipework.	
Walls	Brick, block and plaster walls, timber partition walls, metal and plastic pipework, presumed electrics to wall.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering, large air handling ducting unit	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

012 - Circulation		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

013 - Changing Rooms		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, metal suspended ceiling grid, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern lino floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

014 - Stairwell D		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber skirting boards,	
Floor	Concrete floor, modern vinyl tile floor covering	
Doors	Timber fire door and casing, plasterboard door header panel.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

01 - First Floor

015 - Cylinder Cupboard		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal and plastic pipework with mmmf insulation.	
Walls	Brick, block and plaster walls, timber partition walls, metal and plastic pipework, metal water cistern with mmmf insulation, timber and metal plinth.	
Floor	Concrete floor, vinyl floor tiles, lino floor covering.	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

016 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber partition walls.	
Floor	Concrete floor, modern lino floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

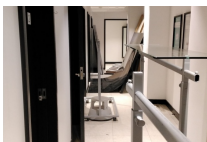
017 - Stairwell E		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, ceramic tiles to walls, plasterboard partition to lift shaft, ,Etal pipework with foam insulation.	
Floor	Ceramic tiled floor.	
Doors	Timber door and casing, plasterboard door header panel	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

01 - First Floor

018 - Office		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber partition walls.	
Floor	Concrete floor, modern lino floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

019 - Changing Rooms		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, metal suspended ceiling grid, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern lino floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

020 - Changing Rooms		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, metal suspended ceiling grid, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern lino floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

021 - Stairwell F		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, timber skirting boards,	
Floor	Concrete floor, modern vinyl tile floor covering, metal and timber stairs.	
Doors	Timber fire door and casing, plasterboard door header panel.	
Windows	Metal windows with timber window sills	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

022 - Changing Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, mmmf suspended ceiling grid, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern lino floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

023 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, plasterboard partition walls.	
Floor	Concrete floor, modern lino floor covering, carpet floor covering.	
Doors	Timber door and casing.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

024 - Shoe Store		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, plasterboard partition walls.	
Floor	Concrete floor, lino floor covering.	
Doors	Timber door and casing.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

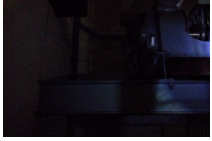
025 - Shoe Store		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, plasterboard partition walls.	
Floor	Concrete floor, lino floor covering.	
Doors	Timber door and casing.	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

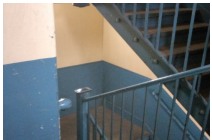
026 - Office		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster, ceramic tiles, timber partition walls.	
Floor	Concrete floor, lino floor covering.	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

027 - Lift Motor Room (above Location 026)		
Element	Material	Photograph
Ceiling	Insulating board	
Walls	Insulating board	
Floor	Concrete floor	
Doors	Timber hatch	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

028 - Stairwell G		
Element	Material	Photograph
Ceiling	Metal ceiling and underside of stairs, metal brackets, metal pipework with foam insulation.	
Walls	Brick, block and plaster walls,	
Floor	Concrete floor.	
Doors	Timber fire door and casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

029 - Riser		
Element	Material	Photograph
Ceiling	Open riser	
Walls	Brick and block walls, metal brackets, metal pipework with foam insulation.	
Floor	Timber, open riser.	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	Inaccessible, Unable to Investigate because of Unsafe Access	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

030 - Toilet		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, ceramic tiles to walls, metal and plastic pipework.	
Floor	Concrete floor.	
Doors	Timber door and casing, timber packers	
Windows	Metal windows with timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

031 - Switchroom		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing	
Walls	Brick, block and plaster walls	
Floor	Concrete floor, vinyl tile floor covering.	
Doors	Timber door and casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

033 - Circulation		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing	
Walls	Brick, block and plaster walls	
Floor	Concrete floor, vinyl tile floor covering.	
Doors	Timber door and casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

034 - Changing Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, mmmf suspended ceiling, metal ducting with modern sealant	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

035 - Changing Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, mmmf suspended ceiling, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

036 - Circulation		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, mmmf suspended ceiling, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

037 - Store Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, mmmf suspended ceiling, metal ducting with modern sealant.	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

038 - Stairwell B		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, plasterboard partition walls, metal pipework	
Floor	Ceramic tiled floor.	
Doors	Timber door and casing, plasterboard door header panel	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

039 - Store		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework	
Walls	Brick, block and plaster walls, timber partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern floor coverings	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

01 - First Floor

040 - Stairwell A		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework.	
Walls	Brick, block and plaster walls, plasterboard partition walls, metal pipework	
Floor	Ceramic tiled floor.	
Doors	Timber door and casing, plasterboard door header panel	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

01 - First Floor

041 - Switchroom		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing	
Walls	Brick, block and plaster walls	
Floor	Concrete floor, vinyl tile floor covering.	
Doors	Timber door and casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

042 - Stairwell C		
Element	Material	Photograph
Ceiling	Metal ceiling and underside of stairs, metal brackets, metal pipework with foam insulation.	
Walls	Brick, block and plaster walls,	
Floor	Concrete floor.	
Doors	Timber fire door and casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

01 - First Floor

043 - Switchroom		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, insulating board to ceiling.	
Walls	Brick, block and plaster walls	
Floor	Concrete floor, vinyl tile floor covering.	
Doors	Timber door and casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

01 - First Floor

047 - Main Shop Floor Area		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams and columns with plaster boxing, metal pipework with foam insulation, metal ducting with modern sealant, modern air handling units, metal cable trunking.	
Walls	Brick, block and plaster walls, timber and plasterboard, partition walls, plasterboard partition walls.	
Floor	Concrete floor, modern floor coverings	
Doors	Timber door and casing.	
Windows	Metal windows with timber window sills	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

10.0 Conclusions and Actions

The report has been produced to assist the Duty Holder/Client in meeting their specific instructions and more generally as part of the Duty to Manage Asbestos (Regulation 4 CAR2012).

The Duty Holder/Client should check the accuracy of this survey report to ensure that it meets their specific requirements. Where ACMs have been identified, please refer to the Executive Summary and Asbestos Register for specific details. Sampling locations and occurrences of ACMs and presumed ACMs identified are depicted on the Site Plan enclosed in Section 8 of this report.

Where ACMs have been identified/presumed, recommendations have been provided based upon the surveyor's observations and levels of risk as determined by the material and priority risk assessments conducted. Please refer to the Executive Summary and asbestos register for details.

The Client/Duty Holder should be aware of the possibility of the presence of ACMs to those areas not accessible at the time of the Survey (please refer to Executive Summary) or Outside the Scope of this Survey. The Client/Duty Holder is advised that this Survey is not the end point in managing asbestos. The Client/Duty Holder is informed that in order to comply with Regulation 3 of the Management of Health & Safety at Work Regulations (as amended) 1999 and Regulation 4 (paragraph 8) of CAR2012 retained ACMs should be supported by:

- "...a determination of the risk..."
- "...a written plan identifying those parts of the premises concerned..."
- "...the measures which are to be taken for managing the risk are specified..."

The Client/Duty Holder is advised to ensure:

- That ACMs identified are brought to the attention of anyone likely to disturb them;
- This report is not used for any Measurement of ACMs or as a Bill of Quantities for abatement work. The report should be used as a reference document only when tendering. All quantities detailed within the Asbestos Survey Report are approximations and should be verified by a competent person;
- Any access/disturbance into areas outside the scope of the Survey Report is precluded by an inspection and testing of any suspect materials by OHS Ltd.

The Client/Duty Holder should now prepare an Asbestos Register/Asbestos Management Plan to encompass all elements of asbestos compliance.

OHS Ltd can assist in all elements of asbestos risk management including the provision of Asbestos Management Plans, Policies, Procedures and Training.

Please note: that OHA are fully capable, resourced and insured to assist with the safe and efficient remediation of identified ACMs. We are able to provide a full specification and tendering service, and end to end project management packaged to support planned asbestos abatement works.

Asbestos Knowledge Chain

OHA have prepared the following Asbestos Knowledge Chain to provide transparency of the process of achieving and maintaining compliance with the CAR2012:



10.0 Conclusions and Actions Continued

OHS Ltd would be pleased to assist in all the above and on-going compliance. In the first instance, for more details and for support we will be pleased to assist, please contact OHS Ltd on 0330 088 1239 or by email info@ohs.co.uk for more details and for support. We will be pleased to assist.

Assessments

Two types of assessment may be carried out, a Material Assessment and a Priority Assessment. Generally it is not a requirement of Refurbishment or Demolition surveys to assess the condition of material, due to the fact that the material is most likely to be removed. However there is a possibility that materials may be managed for a period of time (Longer than 3 months) before removal and to assist with this OHA have completed Material Assessments within this report.

Should items remain in situ then the priority must be established by carrying out a priority assessment which requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although OHA can assist with the provision of information or generic assessments where agreed. Further details of these are given in Appendix 1 & 2.

Recommendations

The recommendations given within this report are categorised as follows:

MANAGE

Where asbestos is left in situ **there is a duty to formulate and implement a Management Plan** to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from L143):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

(The monitoring and labelling of asbestos is discussed overleaf and is based on 'A comprehensive guide to managing asbestos in premises' HSG 227).

OHA can provide a suitable Management Plan to accompany any asbestos register / survey on request.

Monitoring

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months.

Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris.

Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

Labelling

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

Most ACMs can be marked with an asbestos warning label similar to that shown to the right.

10.0 Conclusions and Actions Continued

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

OHA can provide labels or a labeling service on request.

ENCAPSULATE & MANAGE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico.

Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

- The sealant must be adequately fire-rated / resistant to any generated heat
- The sealant must not cause delamination of the product because of the weight increase
- If impermeable paint is used, back painting is required

We recommend that sealing or painting of damaged insulating board, insulation or coatings should be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment/ maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within HSG 189/2 Working with Asbestos Cement. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/ Specification of Works.

10.0 Conclusions and Actions Continued

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as Machine Made Mineral Fibre (MMMF) ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

Four-stage clearance involving air monitoring and visual inspections of the affected work area will be required; such procedures should be carried out in accordance to HSG 248 - Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

Works with Notifiable, Non-Licensable ACM

As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likely hood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within HSG 210 Asbestos Task Manual. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

SPECIFIC

Specific recommendations may include such options as placing a physical barrier to prevent the accidental disturbance of the ACM, or enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

- Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat
- An assessment should be made whether access is required to the enclosure for maintenance or repairs

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Further Investigation may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed) it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in poor condition (and/or unsealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.