



LOCATION:

Former Buzz Bingo Building

Kirkmanshulme Lane
Manchester
M18 7BA

SURVEYED ON:

08 Dec 2025
18 Dec 2025

OUR REF:

SC10491-01

**ASBESTOS
DEMOLITION
SURVEY**



Urban Regen
Asbestos Solutions

Working in Partnership with



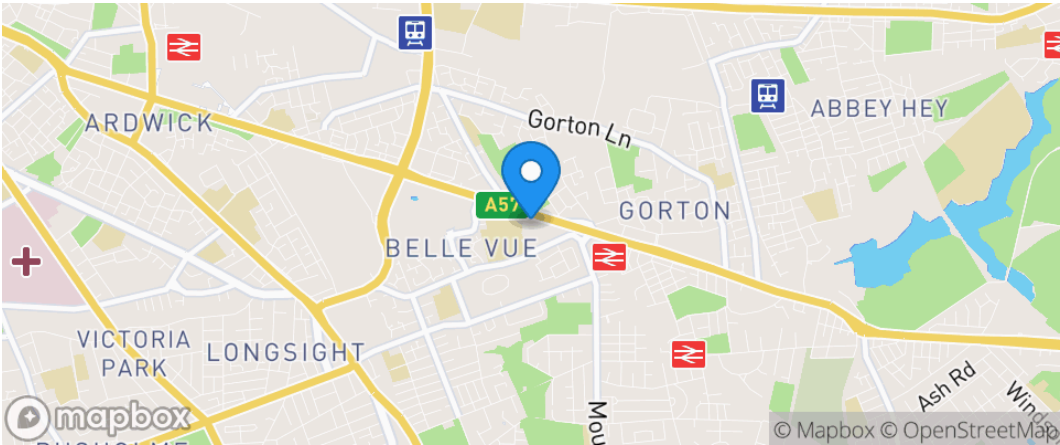
Squared Circle

Squared Circle Group Limited (SCGL)

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Safety House, Ackroyd Street, Morley, Leeds, LS27 8PZ

Report Details

Report By	Squared Circle Group Limited (SCGL)
Client	Urban Regen Asbestos Solutions
Project	SC10491-01
Site Address	Former Buzz Bingo building - Kirkmanshulme Lane, Manchester, M18 7BA.
Site Coordinates	53.4630103, -2.1862052
Site Location	
Site Description	The former Belle Vue bingo hall in Manchester, located on Kirkmanshulme Lane, was originally constructed in 1965 and opened as a 32 lane ten-pin bowling alley and has operated under several names over the decades including Belle Vue Granada Bowl, Gala Bingo, and most recently Buzz Bingo, before its eventual closure in March 2023.
Scope of Work	The client has instructed Squared Circle Group to undertake a fully intrusive Asbestos Demolition Survey on the building including the external elevations to comply with the current asbestos regulations and surveyed in accordance with HSG264 'The Survey Guide', prior the commencement of the planned demolition works and the redevelopment of the entire site.
Purpose of Survey	A demolition asbestos survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the whole building, or parts that are to be demolished. Demolition surveys should only be conducted in unoccupied areas or vacated buildings to minimise risks to the public or employees on the premises. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
Surveyors	Carl Naylor, Craig Reardon
Survey Dates	8 Dec 2025
QC Date	23 Dec 2025

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
4	4	0	3

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Sign Off

Quality Control

David Nussey

23rd Dec 2025



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Squared Circle Group Limited (SCGL) cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. SCGL cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. SCGL cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

The final report is issued to the Client in confidence and SCGL will not be held responsible or accountable to any third parties to whom the report is circulated (either in full or in part), for any issues or matters arising which are deemed to be outside the SCGL scope of works. Any such parties rely on the contents of this report solely at their own risk and all quantities quoted are for reference purposes only.

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Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Former Buzz Bingo / -1 / 002 - Plant Room	Ceiling	Encapsulated Pipe Lagging (Fibrous)	11 High	Removal by licensed contractor	21
Former Buzz Bingo / -1 / 002 - Plant Room	Escape Door	Encapsulated Insulating Board	5 Low	Removal by trained operatives	25
Former Buzz Bingo / -1 / 002 - Plant Room	Pipework	Encapsulated Pipe Lagging (Fibrous)	10 High	Removal by licensed contractor	23
Former Buzz Bingo / -1 / 002 - Plant Room	Pipework Flanges	Gasket(s)	6 Low	Removal by licensed contractor	24
Former Buzz Bingo / -1 / 002 - Plant Room	Walls	Encapsulated Pipe Lagging (Fibrous)	10 High	Removal by licensed contractor	22
Former Buzz Bingo / -1 / 003 - Oil Room	Pipework Flanges	Gasket(s)	6 Low	Removal by trained operatives	27
Former Buzz Bingo / 0 / 010 - Female WC	Floor Beneath Modern Vinyl	Thermoplastic Tiles & Bitumen Adhesive	3 Very Low	Removal by trained operatives	41
Former Buzz Bingo / 0 / 012 - Male WC	Floor Beneath Modern Vinyl	Bitumen Adhesive	3 Very Low	Removal by trained operatives	44
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Pipework Flanges	Gasket(s)	6 Low	Removal by trained operatives	52
Former Buzz Bingo / 1 / 002 - Circulation Ceiling Void	Electrical Switch Box	Woven Product	4 Very Low	Removal by trained operatives	67
Former Buzz Bingo / Roof / 001 - Roof	Perimeter Cavity Closure	Cement Product	4 Very Low	Removal by trained operatives	77

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Former Buzz Bingo / -1 / 003 - Oil Room	Brick Pedestal's	Bituminous Product	28
Former Buzz Bingo / -1 / 008 - Electrical Switch Room	Doorway Wall	Bituminous Product	31
Former Buzz Bingo / -1 / 009 - Stairwell	Doorway Wall	Bituminous Product	32
Former Buzz Bingo / -1 / 010 - Storeroom 4	Doorway Wall	Bituminous Product	33
Former Buzz Bingo / 0 / 014 - Cellar	Door Header Panel	Encapsulated Insulating Board	46
Former Buzz Bingo / 0 / 016 - Wash Up	Sink Pads	Bituminous Product	47
Former Buzz Bingo / 0 / 026 - Wash Up	Sink Pads	Bituminous Product	58
Former Buzz Bingo / 0 / 030 - Diner Wash Up & Kitchen	Floor Beneath Raised Deck	Bituminous Product	60
Former Buzz Bingo / External / 001 - External Elevations	External Walls - Damp Proof Course	Bituminous Product	73
Former Buzz Bingo / Roof / 001 - Roof	Roof Covering	Bituminous Product	76

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 5)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Former Buzz Bingo / -1 / 002 - Plant Room	Ceiling	Encapsulated Pipe Lagging (Fibrous)	Strongly Presume 009	40 sq. m.	Amosite and Chrysotile	3	3	3	11 High	Removal by licensed contractor	21
Former Buzz Bingo / -1 / 002 - Plant Room	Escape Door	Encapsulated Insulating Board	Sample 012	1 No.	Chrysotile	2	1	1	5 Low	Removal by trained operatives	25
Former Buzz Bingo / -1 / 002 - Plant Room	Pipework	Encapsulated Pipe Lagging (Fibrous)	Sample 010	> 70 lin m	Amosite and Chrysotile	3	3	2	10 High	Removal by licensed contractor	23
Former Buzz Bingo / -1 / 002 - Plant Room	Pipework Flanges	Gasket(s)	Sample 011	> 10 No.	Chrysotile	2	1	2	6 Low	Removal by licensed contractor	24
Former Buzz Bingo / -1 / 002 - Plant Room	Walls	Encapsulated Pipe Lagging (Fibrous)	Sample 009	80 sq. m.	Amosite and Chrysotile	3	3	2	10 High	Removal by licensed contractor	22
Former Buzz Bingo / -1 / 003 - Oil Room	Pipework Flanges	Gasket(s)	Sample 013	2 No.	Chrysotile	2	1	2	6 Low	Removal by trained operatives	27
Former Buzz Bingo / 0 / 010 - Female WC	Floor Beneath Modern Vinyl	Thermoplastic Tiles & Bitumen Adhesive	Sample 001	70 sq. m.	Chrysotile	1	1	0	3 Very Low	Removal by trained operatives	41
Former Buzz Bingo / 0 / 012 - Male WC	Floor Beneath Modern Vinyl	Bitumen Adhesive	Sample 002	27 sq. m.	Chrysotile	1	1	0	3 Very Low	Removal by trained operatives	44
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Pipework Flanges	Gasket(s)	Sample 005	> 10 No.	Chrysotile	2	1	2	6 Low	Removal by trained operatives	52
Former Buzz Bingo / 1 / 002 - Circulation Ceiling Void	Electrical Switch Box	Woven Product	Sample 008	1 No.Box	Chrysotile	1	1	1	4 Very Low	Removal by trained operatives	67
Former Buzz Bingo / Roof / 001 - Roof	Perimeter Cavity Closure	Cement Product	Sample 018	200 lin m	Chrysotile	1	1	1	4 Very Low	Removal by trained operatives	77

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / -1 / 001 - Circulation	Concrete floor, brick walls, concrete ceiling, bare ducting, metal cable trays, bare pipework, timber doors & frames, modern mechanical & electrical installations					20
Former Buzz Bingo / -1 / 002 - Plant Room	Concrete floor, brick walls, concrete ceiling, modern boilers, bare pipework & ducting, foil wrapped MMMF insulation to pipework, encapsulated pipework, timber doors & frames, modern electrical installations					26
Former Buzz Bingo / -1 / 002 - Plant Room	Ceiling	Encapsulated Pipe Lagging (Fibrous)		11 High	Removal by licensed contractor	21
Former Buzz Bingo / -1 / 002 - Plant Room	Escape Door	Encapsulated Insulating Board		5 Low	Removal by trained operatives	25
Former Buzz Bingo / -1 / 002 - Plant Room	Pipework	Encapsulated Pipe Lagging (Fibrous)		10 High	Removal by licensed contractor	23
Former Buzz Bingo / -1 / 002 - Plant Room	Pipework Flanges	Gasket(s)		6 Low	Removal by licensed contractor	24
Former Buzz Bingo / -1 / 002 - Plant Room	Walls	Encapsulated Pipe Lagging (Fibrous)		10 High	Removal by licensed contractor	22
Former Buzz Bingo / -1 / 002 - Plant Room.	Concrete floor, brick & blockwork walls, bare metal ducting, foil wrapped MMMF insulation to pipework, metal cable trays, metal roller shutter, timber door & frame, metal escape ladder, modern mechanical & electrical installations					26
Former Buzz Bingo / -1 / 003 - Oil Room	Concrete floor, brick walls, concrete ceiling, metal oil tank, bare pipework, period electrical installations					28
Former Buzz Bingo / -1 / 003 - Oil Room	Brick Pedestal's	Bituminous Product		0 None		28
Former Buzz Bingo / -1 / 003 - Oil Room	Pipework Flanges	Gasket(s)		6 Low	Removal by trained operatives	27

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / -1 / 004 - Storeroom 1	Concrete floor, brick walls, concrete ceiling, modern electrical installations					29
Former Buzz Bingo / -1 / 005 - Storeroom 2	Concrete floor, brick walls, suspended plasterboard ceiling with upper concrete ceiling, modern electrical installations					29
Former Buzz Bingo / -1 / 006 - Void	Brick & blockwork walls, concrete stairs, timber suspended floor above					30
Former Buzz Bingo / -1 / 007 - Storeroom 3	Concrete floor, brick walls, suspended plasterboard ceiling with upper concrete ceiling, modern electrical installations					30
Former Buzz Bingo / -1 / 008 - Electrical Switch Room	Concrete floor, brick & blockwork walls, concrete ceiling, modern electrical installations					31
Former Buzz Bingo / -1 / 008 - Electrical Switch Room	Doorway Wall	Bituminous Product		0 None		31
Former Buzz Bingo / -1 / 009 - Stairwell	Concrete floor, solid plastered walls & ceiling, concrete staircase with carpet covering, modern electrical installations					32
Former Buzz Bingo / -1 / 009 - Stairwell	Doorway Wall	Bituminous Product		0 None		32
Former Buzz Bingo / -1 / 010 - Storeroom 4	Concrete floor, brick walls, concrete ceiling, modern electrical installations					33
Former Buzz Bingo / -1 / 010 - Storeroom 4	Doorway Wall	Bituminous Product		0 None		33
Former Buzz Bingo / -1 / 011 - Male WC	Concrete floor, solid plastered walls & ceiling, partial ceramic wall tiling, period sanitaryware, bare ducting, modern mechanical & electrical installations					34
Former Buzz Bingo / -1 / 012 - Female WC	Concrete floor, solid plastered walls & ceiling, partial ceramic wall tiling, period sanitaryware, bare ducting, modern mechanical & electrical installations					34
Former Buzz Bingo / 0 / 001 - Entrance Foyer	Carpet & ceramic tiled floors onto concrete, metal framed windows & doors, plasterboard ceiling, metal stud & plasterboard partition walls, modern electrical installations					35

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 0 / 002 - Entrance Lobby	Carpert & ceramic tiled floors onto concrete, metal framed windows & doors, plasterboard ceiling, solid plastered walls, metal stud & plasterboard partition walls, modern electrical installations					35
Former Buzz Bingo / 0 / 003 - Entrance Lobby Ceiling Void	Solid plastered walls, brick & blockwork walls, seconary suspended ceiling with MMMF tiles, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, modern electrical installations					36
Former Buzz Bingo / 0 / 003 - Entrance Lobby Ceiling Void	Solid plastered walls, brick & blockwork walls, seconary suspended ceiling with MMMF tiles, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, modern electrical installations					37
Former Buzz Bingo / 0 / 004 - Circulation	Carpert covering onto concrete, plasterboard ceiling, solid plastered walls, metal stud & plasterboard partition walls, metal roller shutters, MDF column surrounds, timber doors & frames, modern electrical installations					37
Former Buzz Bingo / 0 / 005 - Circulation Ceiling Void	Solid plastered walls, brick & blockwork walls, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, bare metal ducting, modern electrical installations					38
Former Buzz Bingo / 0 / 005 - Circulation Ceiling Void	Solid plastered walls, brick & blockwork walls, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, foil wrapped MMMF & foam insulation to pipework, bare pipework & ducting, MMMF fire curtain walls, modern mechanical & electrical installations					38
Former Buzz Bingo / 0 / 006 - Cash Office	Carpet covering onto concrete floor, solid plastered walls, plasterboard ceiling, timber door & frame, modern electrical installations					39
Former Buzz Bingo / 0 / 007 - Treasury	Carpet covering onto concrete floor, solid plastered walls, plasterboard ceiling, timber door & frame, modern electrical installations					39
Former Buzz Bingo / 0 / 008 - Book Room	Concrete floor, painted blockwork walls, plasterboard partition wall, MMMF suspended ceiling tiles with plasterboard seconary ceiling above, modern electrical installations					40
Former Buzz Bingo / 0 / 009 - Electrical Switch Room	Concrete floor, solid plastered walls, MMMF suspended ceiling tiles, timber door & frame, modern electrical installations					40
Former Buzz Bingo / 0 / 010 - Female WC	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations					42

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 0 / 010 - Female WC	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations					42
Former Buzz Bingo / 0 / 010 - Female WC	Floor Beneath Modern Vinyl	Thermoplastic Tiles & Bitumen Adhesive		3 Very Low	Removal by trained operatives	41
Former Buzz Bingo / 0 / 011 - Female WC Ceiling Void	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, modern mechanical & electrical installations					43
Former Buzz Bingo / 0 / 012 - Male WC	Modern vinyl onto existing bitumen adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations					45
Former Buzz Bingo / 0 / 012 - Male WC	Floor Beneath Modern Vinyl	Bitumen Adhesive		3 Very Low	Removal by trained operatives	44
Former Buzz Bingo / 0 / 013 - Male WC Ceiling Void	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, bare steelwork, modern mechanical & electrical installations					45
Former Buzz Bingo / 0 / 014 - Cellar	Concrete floor, brick & blockwork walls, bare metal ducting, foil wrapped MMMF insulation to pipework, metal cable trays, metal roller shutter, timber door & frame, modern mechanical & electrical installations					46
Former Buzz Bingo / 0 / 014 - Cellar	Door Header Panel	Encapsulated Insulating Board		0 None		46
Former Buzz Bingo / 0 / 015 - Exit Lobby	Modern vinyl onto concrete floor, solid plastered walls, plasterboard partition wall, plasterboard ceiling, metal roller shutter, timber doors & frame, modern electrical installations					47
Former Buzz Bingo / 0 / 016 - Wash Up	Modern vinyl flooring onto concrete, solid plastered wall, plasterboard partition walls, plasterboard ceiling, modern mechanical & electrical installations					48
Former Buzz Bingo / 0 / 016 - Wash Up	Sink Pads	Bituminous Product		0 None		47
Former Buzz Bingo / 0 / 017 - Wash Up Ceiling Void	Solid plastered walls, timber stud & plasterboard partition walls, open ceiling onto main room void, modern electrical installations					48

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 0 / 017 - Wash Up Ceiling Void	Solid plastered walls, MMMF fire curtain walls, timber stud & plasterboard					49
Former Buzz Bingo / 0 / 018 - Bar Area	Modern vinyl flooring onto concrete, timber bar/servery, modern mechanical & electrical installations					49
Former Buzz Bingo / 0 / 019 - Main Room	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles,, MDF surrounds to vertical columns, modern electrical installations					50
Former Buzz Bingo / 0 / 019 - Main Room	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles, modern electrical installations					50
Former Buzz Bingo / 0 / 019 - Main Room	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles, modern electrical installations					51
Former Buzz Bingo / 0 / 019 - Main Room	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles, modern electrical installations					51
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations					53
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations					53
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations					54
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations					54
Former Buzz Bingo / 0 / 020 - Main Room Ceiling Void	Pipework Flanges	Gasket(s)		6 Low	Removal by trained operatives	52

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 0 / 021 - Switch Room	Raised timber floor above concrete, brick walls, metal access ladder, timber stud & plywood partition walls, modern mechanical & electrical installations					55
Former Buzz Bingo / 0 / 022 - Staff WC	Plasterboard drylining to walls, carpet & modern vinyl flooring onto concrete, MMMF suspended ceiling tiles with concrete upper ceiling, modern sanitaryware, modern mechanical & electrical installations					55
Former Buzz Bingo / 0 / 022 - Staff WC	Plasterboard drylining to walls, carpet & modern vinyl flooring onto concrete, MMMF suspended ceiling tiles with concrete upper ceiling, modern sanitaryware, modern mechanical & electrical installations					56
Former Buzz Bingo / 0 / 023 - Accessible WC	Plasterboard drylining to walls, carpet & modern vinyl flooring onto concrete, MMMF suspended ceiling tiles with concrete upper ceiling, modern sanitaryware, modern mechanical & electrical installations					56
Former Buzz Bingo / 0 / 024 - Female WC	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations					57
Former Buzz Bingo / 0 / 025 - Female WC Ceiling Void	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, modern mechanical & electrical installations					57
Former Buzz Bingo / 0 / 026 - Wash Up	Modern vinyl flooring onto concrete, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, modern mechanical & electrical installations					58
Former Buzz Bingo / 0 / 026 - Wash Up	Sink Pads	Bituminous Product		0 None		58
Former Buzz Bingo / 0 / 027 - Cellar	Modern vinyl onto concrete floor, solid plastered walls, plasterboard partition walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations					59
Former Buzz Bingo / 0 / 028 - Male WC	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations					59
Former Buzz Bingo / 0 / 029 - Male WC Ceiling Void	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, modern mechanical & electrical installations					60

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 0 / 030 - Diner Wash Up & Kitchen	Modern vinyl flooring onto plywood decking, ceramic tiled walls, plasterboard suspended ceiling tiles, metal extraction canopy, modern mechanical & electrical installations					61
Former Buzz Bingo / 0 / 030 - Diner Wash Up & Kitchen	Floor Beneath Raised Deck	Bituminous Product		0 None		60
Former Buzz Bingo / 0 / 031 - Circulation	Modern vinyl flooring onto concrete, plasterboard drylining to walls, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, concrete staircase with modern tread nosing's, modern mechanical & electrical installations					61
Former Buzz Bingo / 0 / 031 - Circulation 1	Modern vinyl flooring onto concrete, plasterboard drylining to walls, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, concrete staircase with modern tread nosing's, modern mechanical & electrical installations					62
Former Buzz Bingo / 0 / 032 - Freezer	Modern metal lined re fridge panels with polyisocyanurate insulation core, modern mechanical installations					62
Former Buzz Bingo / 0 / 033 - Staircase (Ground - Basement)	Modern vinyl & modern vinyl floor tiles onto concrete, solid plastered walls, brick & blockwork walls, solid plastered ceiling, metal roller shutter, timber doors & frames, modern electrical installations					63
Former Buzz Bingo / 0 / 034 - Storeroom 1	Modern vinyl flooring onto concrete & raised timber decking, solid plastered walls, plasterboard partition walls, MMMF suspended ceiling tiles, bare ducting, modern mechanical installations					63
Former Buzz Bingo / 0 / 035 - Office	Carpet covering onto raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations					64
Former Buzz Bingo / 0 / 036 - Storeroom 2	Plywood raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations					64
Former Buzz Bingo / 0 / 037 - Staff Room	Carpet covering onto raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, bare steelwork. modern mechanical & electrical installations					65

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 0 / 038 - Storeroom 3	Carpet covering onto raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, bare steelwork. modern mechanical & electrical installations					65
Former Buzz Bingo / 1 / 001 - Circulation	Modern vinyl floor tiles onto concrete, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, concrete staircase, brick walls, modern electrical installations					66
Former Buzz Bingo / 1 / 002 - Circulation Ceiling Void	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, foil flexi-duct, MMMF fire curtain walls, modern mechanical & electrical installations					68
Former Buzz Bingo / 1 / 002 - Circulation Ceiling Void	Electrical Switch Box	Woven Product		4 Very Low	Removal by trained operatives	67
Former Buzz Bingo / 1 / 003 - Office	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, timber boxings, modern mechanical & electrical installations					68
Former Buzz Bingo / 1 / 004 - Managers Office	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, timber & plasterboard boxings, modern mechanical & electrical installations					69
Former Buzz Bingo / 1 / 005 - WC	Modern vinyl onto concrete floor, solid plastered walls, partial ceramic wall tiling, MMMF suspended ceiling tiles, modern sanitaryware, modern mechanical & electrical installations					69
Former Buzz Bingo / 1 / 006 -Male WC	Modern vinyl onto concrete floor, solid plastered walls, partial ceramic wall tiling, MMMF suspended ceiling tiles, modern sanitaryware, timber vanity units & cubicles, modern mechanical & electrical installations					70
Former Buzz Bingo / 1 / 007 - Female WC	Modern vinyl onto concrete floor, solid plastered walls, partial ceramic wall tiling, MMMF suspended ceiling tiles, modern sanitaryware, timber vanity units & cubicles, modern mechanical & electrical installations					70
Former Buzz Bingo / 1 / 008 Circulation	Modern vinyl flooring onto concrete & raised timber decking, solid plastered walls, plasterboard partition walls, MMMF suspended ceiling tiles, bare ducting, modern mechanical installations					71

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / 1 / 009 - Circulation Ceiling Void	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, foil flexi-duct, MMMF fire curtain walls, plasterboard partition wall, modern mechanical & electrical installations					71
Former Buzz Bingo / 1 / 010 - Non-Smoking Staff	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, modern electrical installations					72
Former Buzz Bingo / 1 / 011 - Smoking Staff	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, modern sink unit & sink, modern mechanical & electrical installations					72
Former Buzz Bingo / 1 / 012 - Training Room	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations					73
Former Buzz Bingo / External / 001 - External Elevations	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, cast-iron rainwater goods, modern electrical installations					74
Former Buzz Bingo / External / 001 - External Elevations	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, cast-iron rainwater goods, modern electrical installations					74
Former Buzz Bingo / External / 001 - External Elevations	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, cast-iron rainwater goods, modern electrical installations					75
Former Buzz Bingo / External / 001 - External Elevations	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, metal cladding to entrance canopy, modern electrical installations					75
Former Buzz Bingo / External / 001 - External Elevations	External plant area - rubber wrapped MMMF insulation to pipework, modern plant installations					76
Former Buzz Bingo / External / 001 - External Elevations	External Walls - Damp Proof Course	Bituminous Product		0 None		73
Former Buzz Bingo / Roof / 001 - Roof	Metal profile sheet roof to front extension, bitumen membrane to existing roof with polyisocyanurate (PIR) insulation below onto metal profile sheet, fibreglass & metal vents					78
Former Buzz Bingo / Roof / 001 - Roof	Metal profile sheet roof to front extension, bitumen membrane to existing roof with polyisocyanurate (PIR) insulation below onto metal profile sheet, fibreglass & metal vents					78

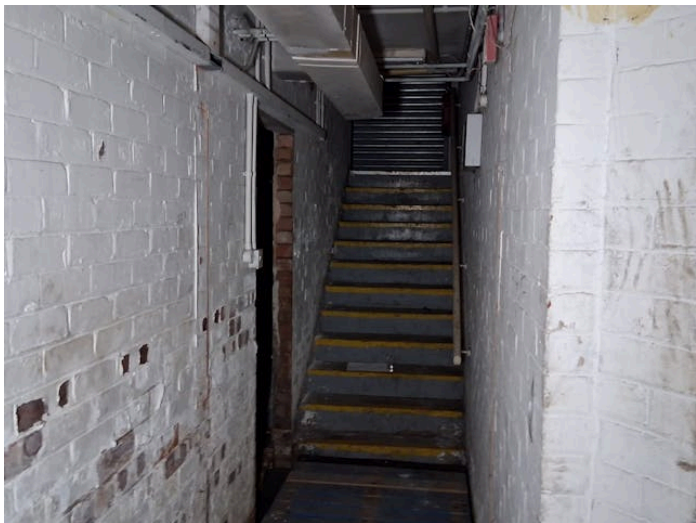
table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Former Buzz Bingo / Roof / 001 - Roof	Metal profile sheet roof to front extension, bitumen membrane to existing roof with polyisocyanurate (PIR) insulation below onto metal profile sheet, fibreglass & metal vents					79
Former Buzz Bingo / Roof / 001 - Roof	Perimeter Cavity Closure	Cement Product		4 Very Low	Removal by trained operatives	77
Former Buzz Bingo / Roof / 001 - Roof	Roof Covering	Bituminous Product		0 None		76

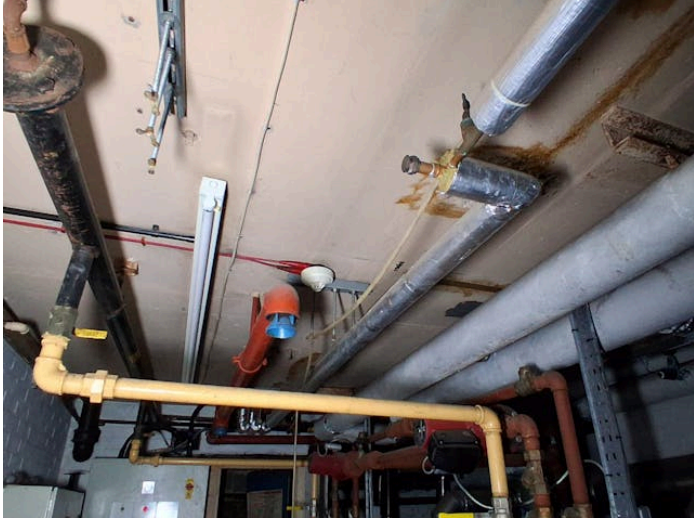
Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

Former Buzz Bingo > -1 > 001 - Circulation > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	001 - Circulation	Item	
			
Location Notes	Concrete floor, brick walls, concrete ceiling, bare ducting, metal cable trays, bare pipework, timber doors & frames, modern mechanical & electrical installations		

Former Buzz Bingo > -1 > 002 - Plant Room > Ceiling

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room	Item	Ceiling
Material	Encapsulated Pipe Lagging (Fibrous)	Extent	40 sq. m.
			
Strategy/Sample Id	Strongly Presume / 009	Presumed Fibre Type	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	2
Material Score	11 / High		

Former Buzz Bingo > -1 > 002 - Plant Room > Walls

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room	Item	Walls
Material	Encapsulated Pipe Lagging (Fibrous)	Extent	80 sq. m.
			
Strategy/Sample Id	Sample / 009	Fibre Type	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score	10 / High		

Former Buzz Bingo > -1 > 002 - Plant Room > Pipework

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room	Item	Pipework
Material	Encapsulated Pipe Lagging (Fibrous)	Extent	> 70 lim m
			
Strategy/Sample Id	Sample / 010	Fibre Type	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score	10 / High		

Former Buzz Bingo > -1 > 002 - Plant Room > Pipework Flanges

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room	Item	Pipework Flanges
Material	Gasket(s)	Extent	> 10 No.
			
Strategy/Sample Id	Sample / 011	Fibre Type	Chrysotile
Recommendation	Removal by licensed contractor		
General Comments	Licenced removal due to pipework contamination		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	1
Material Score	6 / Low		

Former Buzz Bingo > -1 > 002 - Plant Room > Escape Door

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room	Item	Escape Door
Material	Encapsulated Insulating Board	Extent	1 No.
			
Strategy/Sample Id	Sample / 012	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		
General Comments	Remove as a whole		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		

Former Buzz Bingo > -1 > 002 - Plant Room > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room	Item	
			
Location Notes	Concrete floor, brick walls, concrete ceiling, modern boilers, bare pipework & ducting, foil wrapped MMMF insulation to pipework, encapsulated pipework, timber doors & frames, modern electrical installations		

Former Buzz Bingo > -1 > 002 - Plant Room. > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	002 - Plant Room.	Item	
			
Location Notes	Concrete floor, brick & blockwork walls, bare metal ducting, foil wrapped MMMF insulation to pipework, metal cable trays, metal roller shutter, timber door & frame, metal escape ladder, modern mechanical & electrical installations		

Former Buzz Bingo > -1 > 003 - Oil Room > Pipework Flanges

Building	Former Buzz Bingo	Level	-1
Location	003 - Oil Room	Item	Pipework Flanges
Material	Gasket(s)	Extent	2 No.
			
Strategy/Sample Id	Sample / 013	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	1
Material Score	6 / Low		

Former Buzz Bingo > -1 > 003 - Oil Room > Brick Pedestal's

Building	Former Buzz Bingo	Level	-1
Location	003 - Oil Room	Item	Brick Pedestal's
Material	Bituminous Product	Extent	3 No.
			
Strategy/Sample Id	Sample / 014	Fibre Type	NADIS

Former Buzz Bingo > -1 > 003 - Oil Room > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	003 - Oil Room	Item	
			
Location Notes	Concrete floor, brick walls, concrete ceiling, metal oil tank, bare pipework, period electrical installations		

Former Buzz Bingo > -1 > 004 - Storeroom 1 > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	004 - Storeroom 1	Item	
			
Location Notes	Concrete floor, brick walls, concrete ceiling, modern electrical installations		

Former Buzz Bingo > -1 > 005 - Storeroom 2 > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	005 - Storeroom 2	Item	
			
Location Notes	Concrete floor, brick walls, suspended plasterboard ceiling with upper concrete ceiling, modern electrical installations		

Former Buzz Bingo > -1 > 006 - Void > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	006 - Void	Item	
			
Location Notes	Brick & blockwork walls, concrete stairs, timber suspended floor above		

Former Buzz Bingo > -1 > 007 - Storeroom 3 > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	007 - Storeroom 3	Item	
			
Location Notes	Concrete floor, brick walls, suspended plasterboard ceiling with upper concrete ceiling, modern electrical installations		

Former Buzz Bingo > -1 > 008 - Electrical Switch Room > Doorway Wall

Building	Former Buzz Bingo	Level	-1
Location	008 - Electrical Switch Room	Item	Doorway Wall
Material	Bituminous Product	Extent	2 No.
			
Strategy/Sample Id	Sample / 015	Fibre Type	NADIS

Former Buzz Bingo > -1 > 008 - Electrical Switch Room > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	008 - Electrical Switch Room	Item	

			
Location Notes	Concrete floor, brick & blockwork walls, concrete ceiling, modern electrical installations		

Former Buzz Bingo > -1 > 009 - Stairwell > Doorway Wall

Building	Former Buzz Bingo	Level	-1
Location	009 - Stairwell	Item	Doorway Wall
Material	Bituminous Product	Extent	2 No.
			
Strategy/Sample Id	Strongly Presume / 015	Presumed Fibre Type	NADIS

Former Buzz Bingo > -1 > 009 - Stairwell > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	009 - Stairwell	Item	
			
Location Notes	Concrete floor, solid plastered walls & ceiling, concrete staircase with carpet covering, modern electrical installations		

Former Buzz Bingo > -1 > 010 - Storeroom 4 > Doorway Wall

Building	Former Buzz Bingo	Level	-1
Location	010 - Storeroom 4	Item	Doorway Wall
Material	Bituminous Product	Extent	2 No.
			
Strategy/Sample Id	Strongly Presume / 015	Presumed Fibre Type	NADIS

Former Buzz Bingo > -1 > 010 - Storeroom 4 > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	010 - Storeroom 4	Item	

	
Location Notes	Concrete floor, brick walls, concrete ceiling, modern electrical installations

Former Buzz Bingo > -1 > 011 - Male WC > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	011 - Male WC	Item	
			
Location Notes	Concrete floor, solid plastered walls & ceiling, partial ceramic wall tiling, period sanitaryware, bare ducting, modern mechanical & electrical installations		

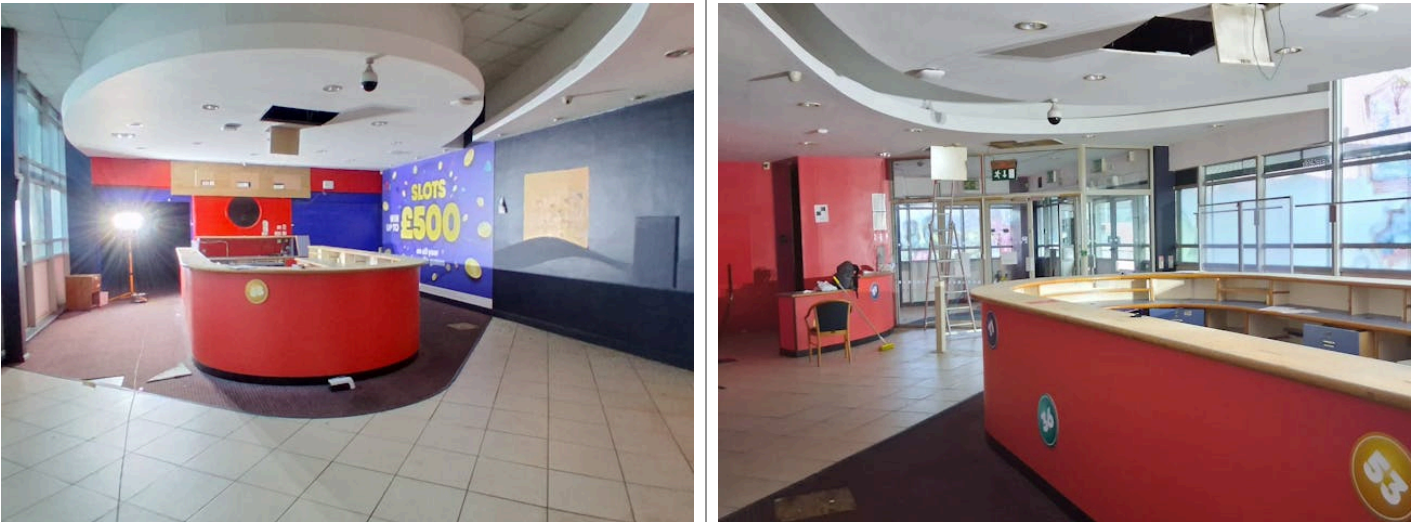
Former Buzz Bingo > -1 > 012 - Female WC > Location Notes

Building	Former Buzz Bingo	Level	-1
Location	012 - Female WC	Item	
			
Location Notes	Concrete floor, solid plastered walls & ceiling, partial ceramic wall tiling, period sanitaryware, bare ducting, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 001 - Entrance Foyer > Location Notes

Building	Former Buzz Bingo	Level	0
Location	001 - Entrance Foyer	Item	
			
Location Notes	Carpert & ceramic tiled floors onto concrete, metal framed windows & doors, plasterboard ceiling, metal stud & plasterboard partition walls, modern electrical installations		

Former Buzz Bingo > 0 > 002 - Entrance Lobby > Location Notes

Building	Former Buzz Bingo	Level	0
Location	002 - Entrance Lobby	Item	
			
Location Notes	Carpert & ceramic tiled floors onto concrete, metal framed windows & doors, plasterboard ceiling, solid plastered walls, metal stud & plasterboard partition walls, modern electrical installations		

Former Buzz Bingo > 0 > 003 - Entrance Lobby Ceiling Void > Location

Notes

Building	Former Buzz Bingo	Level	0
Location	003 - Entrance Lobby Ceiling Void	Item	
		Location Notes	
		Solid plastered walls, brick & blockwork walls, seconary suspended ceiling with MMMF tiles, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, modern electrical installations	

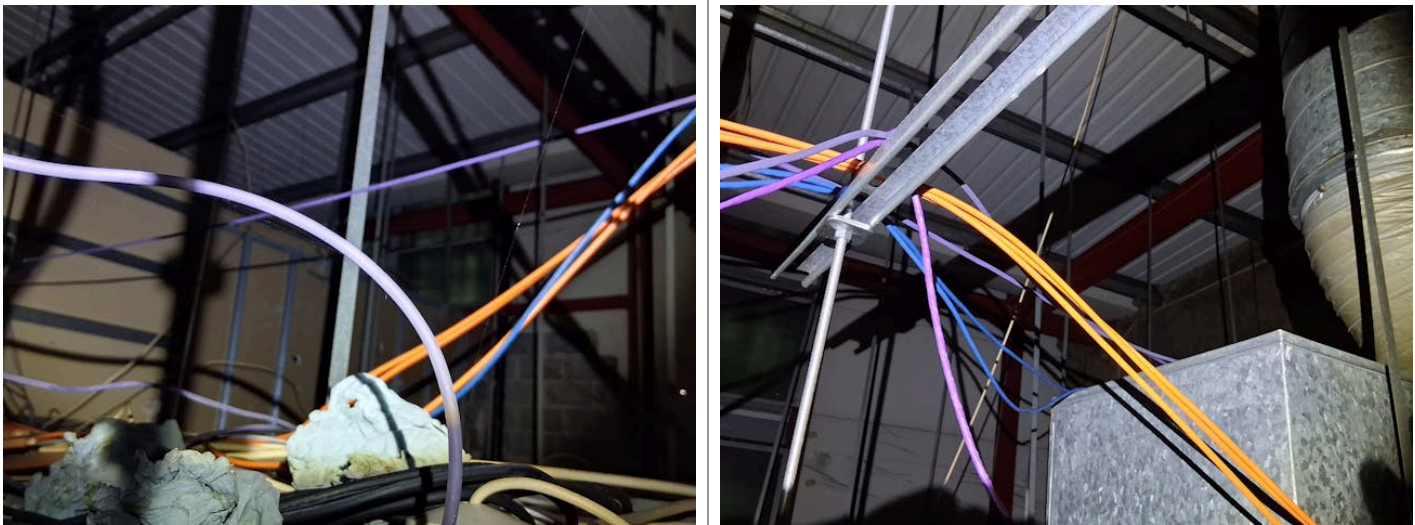
Former Buzz Bingo > 0 > 003 - Entrance Lobby Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	003 - Entrance Lobby Ceiling Void	Item	
			
Location Notes	Solid plastered walls, brick & blockwork walls, secondary suspended ceiling with MMMF tiles, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, modern electrical installations		

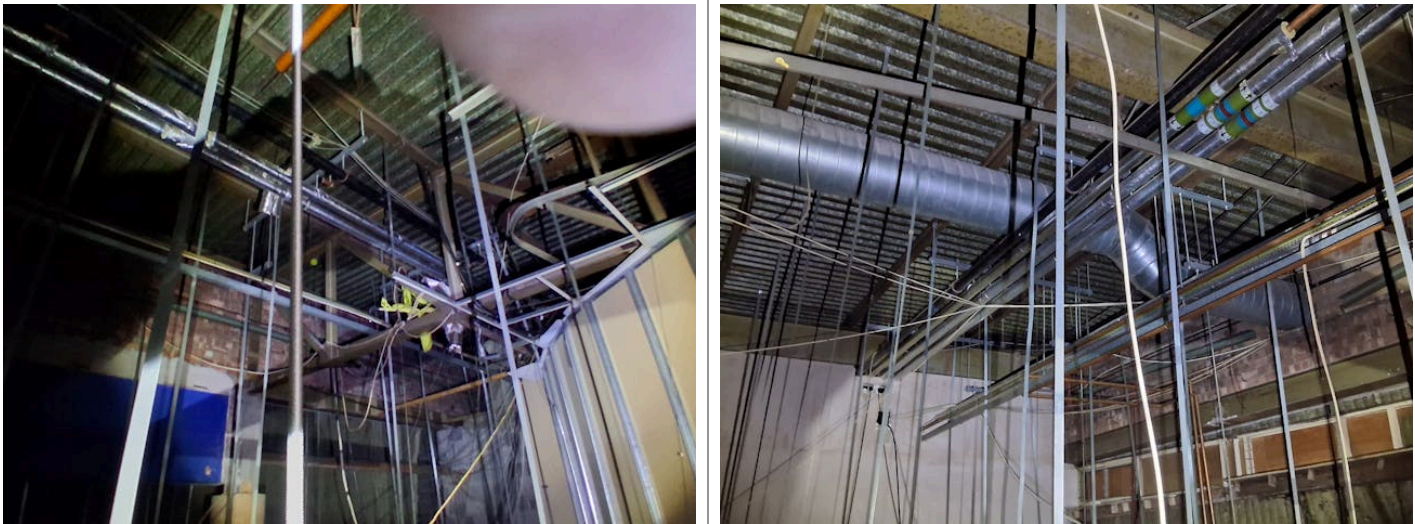
Former Buzz Bingo > 0 > 004 - Circulation > Location Notes

Building	Former Buzz Bingo	Level	0
Location	004 - Circulation	Item	
			
Location Notes	Carpert covering onto concrete, plasterboard ceiling, solid plastered walls, metal stud & plasterboard partition walls, metal roller shutters, MDF column surrounds, timber doors & frames, modern electrical installations		

Former Buzz Bingo > 0 > 005 - Circulation Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	005 - Circulation Ceiling Void	Item	
			
Location Notes	Solid plastered walls, brick & blockwork walls, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, bare metal ducting, modern electrical installations		

Former Buzz Bingo > 0 > 005 - Circulation Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	005 - Circulation Ceiling Void	Item	
			
Location Notes	Solid plastered walls, brick & blockwork walls, bare steelwork, metal profile sheet roof, metal stud & plasterboard bulkheads, foil wrapped MMMF & foam insulation to pipework, bare pipework & ducting, MMMF fire curtain walls, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 006 - Cash Office > Location Notes

Building	Former Buzz Bingo	Level	0
Location	006 - Cash Office	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, plasterboard ceiling, timber door & frame, modern electrical installations		

Former Buzz Bingo > 0 > 007 - Treasury > Location Notes

Building	Former Buzz Bingo	Level	0
Location	007 - Treasury	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, plasterboard ceiling, timber door & frame, modern electrical installations		

Former Buzz Bingo > 0 > 008 - Book Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	008 - Book Room	Item	
			
Location Notes	Concrete floor, painted blockwork walls, plasterboard partition wall, MMMF suspended ceiling tiles with plasterboard secondary ceiling above, modern electrical installations		

Former Buzz Bingo > 0 > 009 - Electrical Switch Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	009 - Electrical Switch Room	Item	
			
Location Notes	Concrete floor, solid plastered walls, MMMF suspended ceiling tiles, timber door & frame, modern electrical installations		

Former Buzz Bingo > 0 > 010 - Female WC > Floor Beneath Modern Vinyl

Building	Former Buzz Bingo	Level	0
Location	010 - Female WC	Item	Floor Beneath Modern Vinyl
Material	Thermoplastic Tiles & Bitumen Adhesive	Extent	70 sq. m.
			
Strategy/Sample Id	Sample / 001	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Former Buzz Bingo > 0 > 010 - Female WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	010 - Female WC	Item	
 			
Location Notes	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 010 - Female WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	010 - Female WC	Item	
 			
Location Notes	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 011 - Female WC Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	011 - Female WC Ceiling Void	Item	
			
Location Notes	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 012 - Male WC > Floor Beneath Modern Vinyl

Building	Former Buzz Bingo	Level	0
Location	012 - Male WC	Item	Floor Beneath Modern Vinyl
Material	Bitumen Adhesive	Extent	27 sq. m.
			
Strategy/Sample Id	Sample / 002	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Former Buzz Bingo > 0 > 012 - Male WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	012 - Male WC	Item	
			
Location Notes	Modern vinyl onto existing bitumen adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 013 - Male WC Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	013 - Male WC Ceiling Void	Item	
			
Location Notes	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, bare steelwork, modern mechanical & electrical installations		

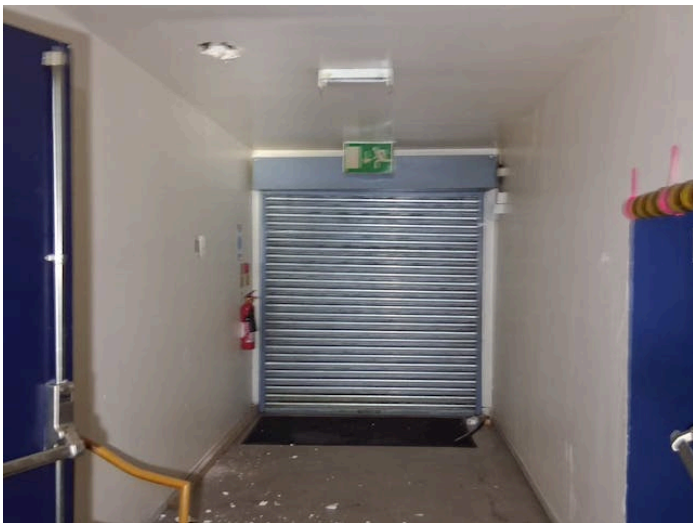
Former Buzz Bingo > 0 > 014 - Cellar > Door Header Panel

Building	Former Buzz Bingo	Level	0
Location	014 - Cellar	Item	Door Header Panel
Material	Encapsulated Insulating Board	Extent	1 No.
			
Strategy/Sample Id	Sample / 003	Fibre Type	NADIS

Former Buzz Bingo > 0 > 014 - Cellar > Location Notes

Building	Former Buzz Bingo	Level	0
Location	014 - Cellar	Item	
			
Location Notes	Concrete floor, brick & blockwork walls, bare metal ducting, foil wrapped MMMF insulation to pipework, metal cable trays, metal roller shutter, timber door & frame, modern mechanical & electrical installations		

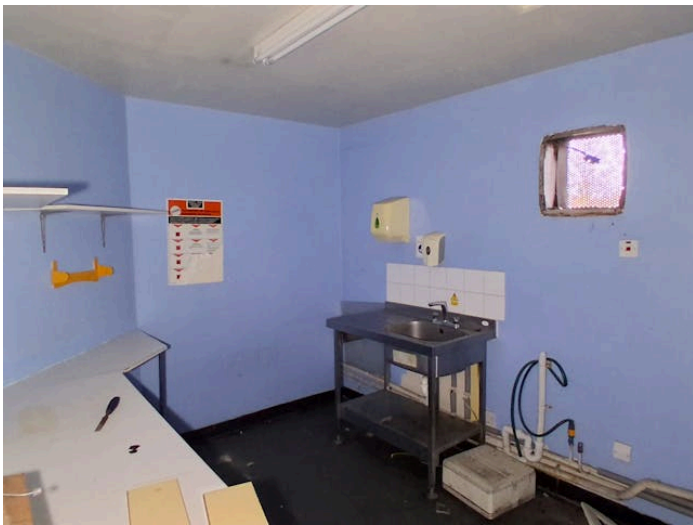
Former Buzz Bingo > 0 > 015 - Exit Lobby > Location Notes

Building	Former Buzz Bingo	Level	0
Location	015 - Exit Lobby	Item	
			
Location Notes	Modern vinyl onto concrete floor, solid plastered walls, plasterboard partition wall, plasterboard ceiling, metal roller shutter, timber doors & frame, modern electrical installations		

Former Buzz Bingo > 0 > 016 - Wash Up > Sink Pads

Building	Former Buzz Bingo	Level	0
Location	016 - Wash Up	Item	Sink Pads
Material	Bituminous Product	Extent	2 No.
			
Strategy/Sample Id	Sample / 004	Fibre Type	NADIS

Former Buzz Bingo > 0 > 016 - Wash Up > Location Notes

Building	Former Buzz Bingo	Level	0
Location	016 - Wash Up	Item	
			
Location Notes	Modern vinyl flooring onto concrete, solid plastered wall, plasterboard partition walls, plasterboard ceiling, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 017 - Wash Up Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	017 - Wash Up Ceiling Void	Item	
			
Location Notes	Solid plastered walls, timber stud & plasterboard partition walls, open ceiling onto main room void, modern electrical installations		

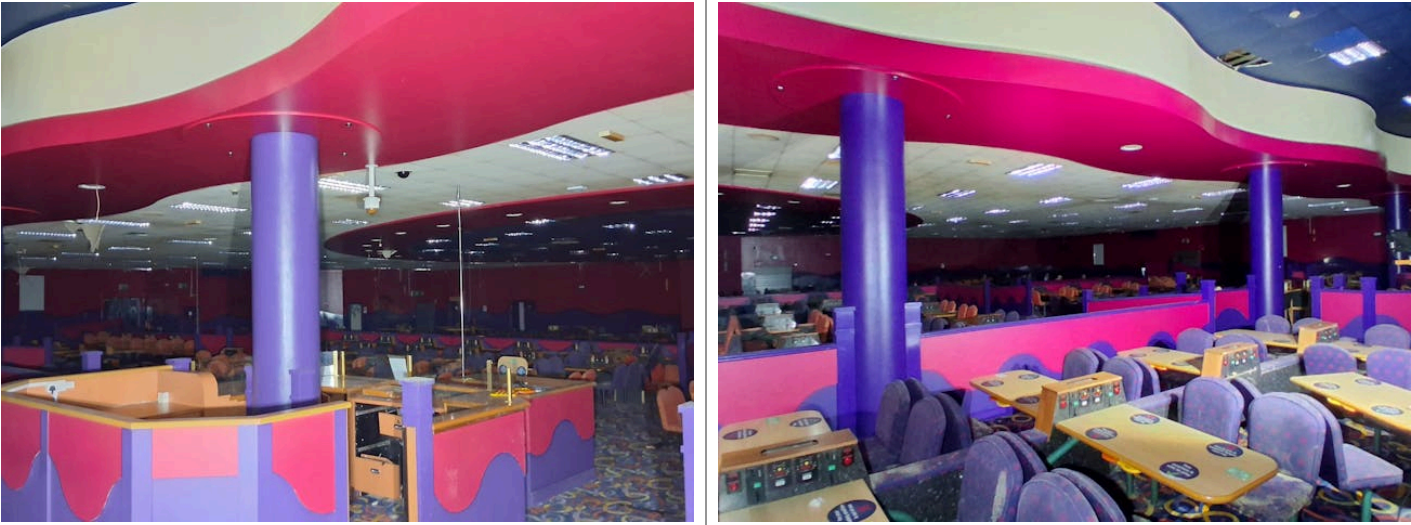
Former Buzz Bingo > 0 > 017 - Wash Up Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	017 - Wash Up Ceiling Void	Item	
			
Location Notes	Solid plastered walls, MMMF fire curtain walls, timber stud & plasterboard		

Former Buzz Bingo > 0 > 018 - Bar Area > Location Notes

Building	Former Buzz Bingo	Level	0
Location	018 - Bar Area	Item	
			
Location Notes	Modern vinyl flooring onto concrete, timber bar/servery, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 019 - Main Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	019 - Main Room	Item	
			
Location Notes	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles,, MDF surrounds to vertical columns, modern electrical installations		

Former Buzz Bingo > 0 > 019 - Main Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	019 - Main Room	Item	
			
Location Notes	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles, modern electrical installations		

Former Buzz Bingo > 0 > 019 - Main Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	019 - Main Room	Item	
 			
Location Notes	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles, modern electrical installations		

Former Buzz Bingo > 0 > 019 - Main Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	019 - Main Room	Item	
 			
Location Notes	Carpet covering onto concrete floor & chipboard decking, solid plastered walls, metal stud & plasterboard partition walls, metal stud & plasterboard bulkheads, MMMF suspended ceiling tiles, modern electrical installations		

Former Buzz Bingo > 0 > 020 - Main Room Ceiling Void > Pipework Flanges

Building	Former Buzz Bingo	Level	0
Location	020 - Main Room Ceiling Void	Item	Pipework Flanges
Material	Gasket(s)	Extent	> 10 No.
			
Strategy/Sample Id	Sample / 005	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	1
Material Score	6 / Low		

Former Buzz Bingo > 0 > 020 - Main Room Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	020 - Main Room Ceiling Void	Item	
			
Location Notes	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 020 - Main Room Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	020 - Main Room Ceiling Void	Item	
			
Location Notes	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 020 - Main Room Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	020 - Main Room Ceiling Void	Item	
			
Location Notes	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 020 - Main Room Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	020 - Main Room Ceiling Void	Item	
			
Location Notes	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, timber & metal suspended walkways, MMMF fire curtain walls, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 021 - Switch Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	021 - Switch Room	Item	
			
Location Notes	Raised timber floor above concrete, brick walls, metal access ladder, timber stud & plywood partition walls, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 022 - Staff WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	022 - Staff WC	Item	
			
Location Notes	Plasterboard drylining to walls, carpet & modern vinyl flooring onto concrete, MMMF suspended ceiling tiles with concrete upper ceiling, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 022 - Staff WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	022 - Staff WC	Item	
			
Location Notes	Plasterboard drylining to walls, carpet & modern vinyl flooring onto concrete, MMMF suspended ceiling tiles with concrete upper ceiling, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 023 - Accessible WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	023 - Accessible WC	Item	
			
Location Notes	Plasterboard drylining to walls, carpet & modern vinyl flooring onto concrete, MMMF suspended ceiling tiles with concrete upper ceiling, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 024 - Female WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	024 - Female WC	Item	
			
Location Notes	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 025 - Female WC Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	025 - Female WC Ceiling Void	Item	
			
Location Notes	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 026 - Wash Up > Sink Pads

Building	Former Buzz Bingo	Level	0
Location	026 - Wash Up	Item	Sink Pads
Material	Bituminous Product	Extent	2 No.




Strategy/Sample Id	Sample / 006	Fibre Type	NADIS
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Former Buzz Bingo > 0 > 026 - Wash Up > Location Notes

Building	Former Buzz Bingo	Level	0
Location	026 - Wash Up	Item	




Location Notes	Modern vinyl flooring onto concrete, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, modern mechanical & electrical installations		
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Former Buzz Bingo > 0 > 027 - Cellar > Location Notes

Building	Former Buzz Bingo	Level	0
Location	027 - Cellar	Item	
			
Location Notes	Modern vinyl onto concrete floor, solid plastered walls, plasterboard partition walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 028 - Male WC > Location Notes

Building	Former Buzz Bingo	Level	0
Location	028 - Male WC	Item	
			
Location Notes	Modern vinyl onto existing floor tiles & adhesive, ceramic tiled walls. MMMF suspended ceiling tiles, timber vanity units & cubicles, modern sanitaryware, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 029 - Male WC Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	0
Location	029 - Male WC Ceiling Void	Item	
			
Location Notes	Solid plastered concrete upper ceiling, solid plastered walls, bare ducting, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 030 - Diner Wash Up & Kitchen > Floor Beneath Raised Deck

Building	Former Buzz Bingo	Level	0
Location	030 - Diner Wash Up & Kitchen	Item	Floor Beneath Raised Deck
Material	Bituminous Product	Extent	70 sq. m.
			
Strategy/Sample Id	Sample / 007	Fibre Type	NADIS

Former Buzz Bingo > 0 > 030 - Diner Wash Up & Kitchen > Location Notes

Building	Former Buzz Bingo	Level	0
Location	030 - Diner Wash Up & Kitchen	Item	
			
Location Notes	Modern vinyl flooring onto plywood decking, ceramic tiled walls, plasterboard suspended ceiling tiles, metal extraction canopy, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 031 - Circulation > Location Notes

Building	Former Buzz Bingo	Level	0
Location	031 - Circulation	Item	
			
Location Notes	Modern vinyl flooring onto concrete, plasterboard drylining to walls, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, concrete staircase with modern tread nosing's, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 031 - Circulation 1 > Location Notes

Building	Former Buzz Bingo	Level	0
Location	031 - Circulation 1	Item	
			
Location Notes	Modern vinyl flooring onto concrete, plasterboard drylining to walls, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, concrete staircase with modern tread nosing's, modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 032 - Freezer > Location Notes

Building	Former Buzz Bingo	Level	0
Location	032 - Freezer	Item	
			
Location Notes	Modern metal lined refridge panels with polyisocyanurate insulation core, modern mechanical installations		

Former Buzz Bingo > 0 > 033 - Staircase (Ground - Basement) > Location Notes

Building	Former Buzz Bingo	Level	0
Location	033 - Staircase (Ground - Basement)	Item	
			
Location Notes	Modern vinyl & modern vinyl floor tiles onto concrete, solid plastered walls, brick & blockwork walls, solid plastered ceiling, metal roller shutter, timber doors & frames, modern electrical installations		

Former Buzz Bingo > 0 > 034 - Storeroom 1 > Location Notes

Building	Former Buzz Bingo	Level	0
Location	034 - Storeroom 1	Item	
			
Location Notes	Modern vinyl flooring onto concrete & raised timber decking, solid plastered walls, plasterboard partition walls, MMMF suspended ceiling tiles, bare ducting, modern mechanical installations		

Former Buzz Bingo > 0 > 035 - Office > Location Notes

Building	Former Buzz Bingo	Level	0
Location	035 - Office	Item	
			
Location Notes	Carpet covering onto raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations		

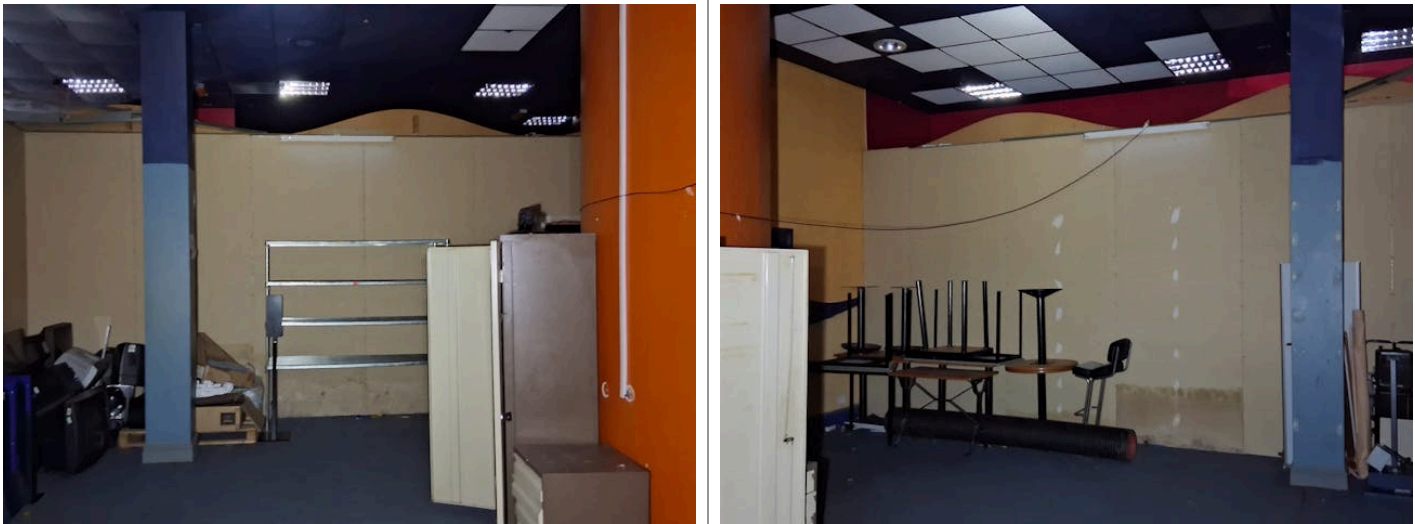
Former Buzz Bingo > 0 > 036 - Storeroom 2 > Location Notes

Building	Former Buzz Bingo	Level	0
Location	036 - Storeroom 2	Item	
			
Location Notes	Plywood raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations		

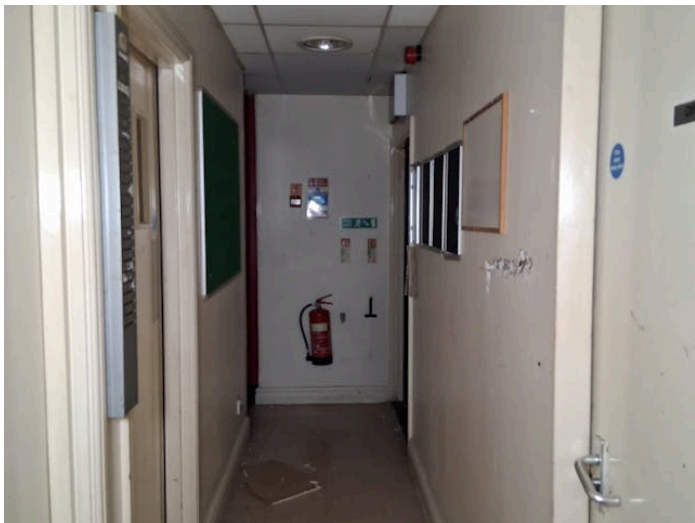
Former Buzz Bingo > 0 > 037 - Staff Room > Location Notes

Building	Former Buzz Bingo	Level	0
Location	037 - Staff Room	Item	
			
Location Notes	Carpet covering onto raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, bare steelwork. modern mechanical & electrical installations		

Former Buzz Bingo > 0 > 038 - Storeroom 3 > Location Notes

Building	Former Buzz Bingo	Level	0
Location	038 - Storeroom 3	Item	
			
Location Notes	Carpet covering onto raised timber floor, plasterboard drylining to walls, MMMF suspended ceiling tiles, bare steelwork. modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 001 - Circulation > Location Notes

Building	Former Buzz Bingo	Level	1
Location	001 - Circulation	Item	
			
Location Notes	Modern vinyl floor tiles onto concrete, plasterboard partition walls, MMMF suspended ceiling tiles, timber doors & frames, concrete staircase, brick walls, modern electrical installations		

Former Buzz Bingo > 1 > 002 - Circulation Ceiling Void > Electrical Switch Box

Building	Former Buzz Bingo	Level	1
Location	002 - Circulation Ceiling Void	Item	Electrical Switch Box
Material	Woven Product	Extent	1 No.Box
			
Strategy/Sample Id	Sample / 008	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Former Buzz Bingo > 1 > 002 - Circulation Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	1
Location	002 - Circulation Ceiling Void	Item	
			
Location Notes	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, foil flexi-duct, MMMF fire curtain walls, modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 003 - Office > Location Notes

Building	Former Buzz Bingo	Level	1
Location	003 - Office	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, timber boxings, modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 004 - Managers Office > Location Notes

Building	Former Buzz Bingo	Level	1
Location	004 - Managers Office	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, timber & plasterboard boxings, modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 005 - WC > Location Notes

Building	Former Buzz Bingo	Level	1
Location	005 - WC	Item	
			
Location Notes	Modern vinyl onto concrete floor, solid plastered walls, partial ceramic wall tiling, MMMF suspended ceiling tiles, modern sanitaryware, modern mechanical & electrical installations		

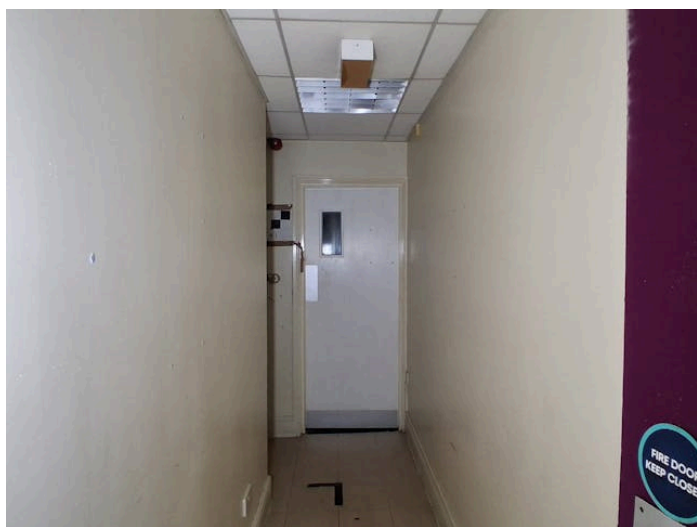
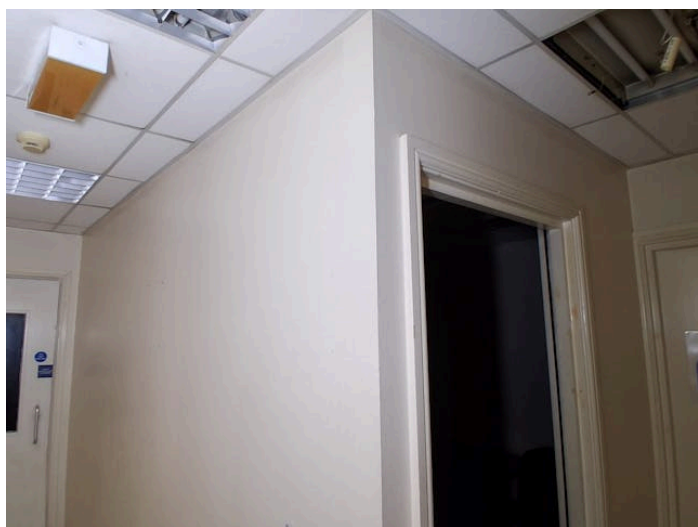
Former Buzz Bingo > 1 > 006 -Male WC > Location Notes

Building	Former Buzz Bingo	Level	1
Location	006 -Male WC	Item	
			
Location Notes	Modern vinyl onto concrete floor, solid plastered walls, partial ceramic wall tiling, MMMF suspended ceiling tiles, modern sanitaryware, timber vanity units & cubicles, modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 007 - Female WC > Location Notes

Building	Former Buzz Bingo	Level	1
Location	007 - Female WC	Item	
			
Location Notes	Modern vinyl onto concrete floor, solid plastered walls, partial ceramic wall tiling, MMMF suspended ceiling tiles, modern sanitaryware, timber vanity units & cubicles, modern mechanical & electrical installations		

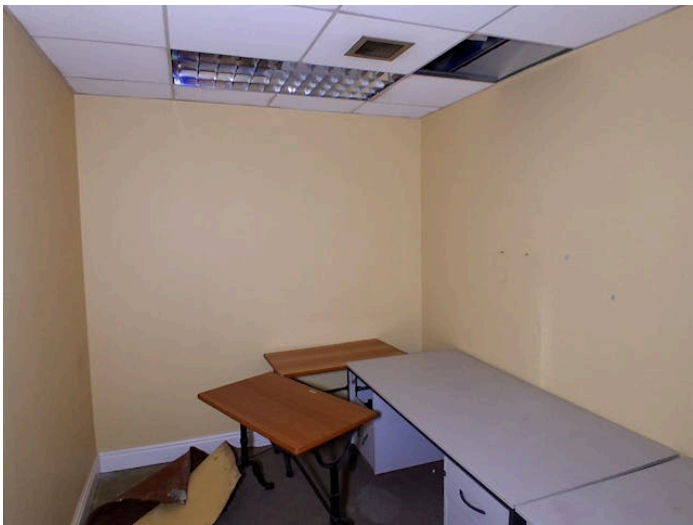
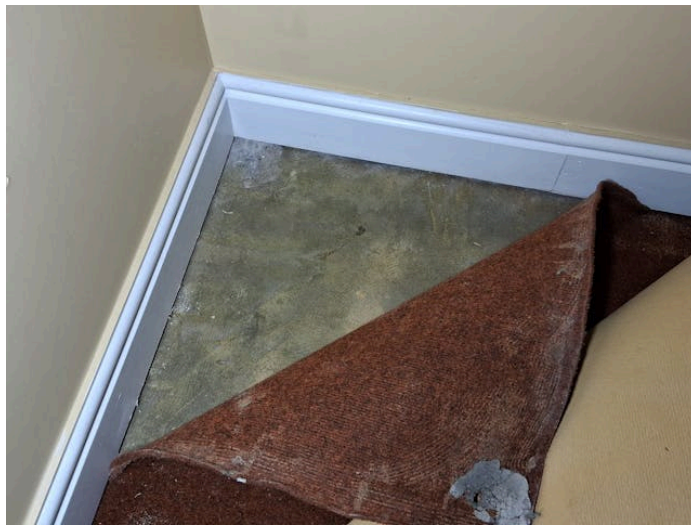
Former Buzz Bingo > 1 > 008 Circulation > Location Notes

Building	Former Buzz Bingo	Level	1
Location	008 Circulation	Item	
			
Location Notes	Modern vinyl flooring onto concrete & raised timber decking, solid plastered walls, plasterboard partition walls, MMMF suspended ceiling tiles, bare ducting, modern mechanical installations		

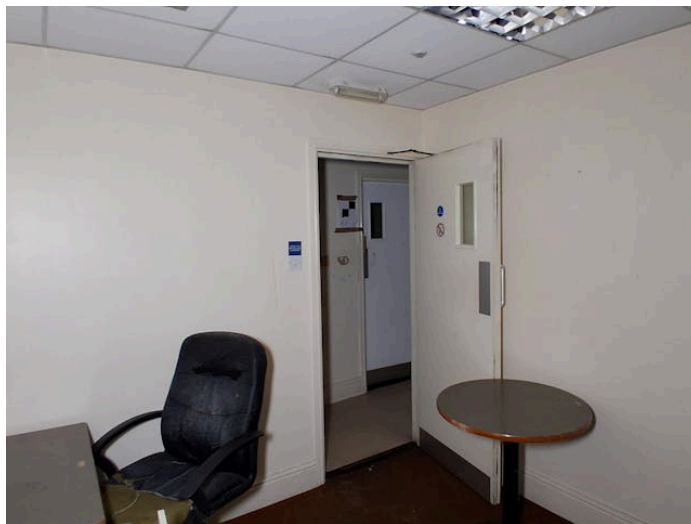
Former Buzz Bingo > 1 > 009 - Circulation Ceiling Void > Location Notes

Building	Former Buzz Bingo	Level	1
Location	009 - Circulation Ceiling Void	Item	
			
Location Notes	Brick walls, metal profile sheet roof, bare steelwork, bare ducting, metal cable trays, foil flexi-duct, MMMF fire curtain walls, plasterboard partition wall, modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 010 - Non-Smoking Staff > Location Notes

Building	Former Buzz Bingo	Level	1
Location	010 - Non-Smoking Staff	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, modern electrical installations		

Former Buzz Bingo > 1 > 011 - Smoking Staff > Location Notes

Building	Former Buzz Bingo	Level	1
Location	011 - Smoking Staff	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, modern sink unit & sink, modern mechanical & electrical installations		

Former Buzz Bingo > 1 > 012 - Training Room > Location Notes

Building	Former Buzz Bingo	Level	1
Location	012 - Training Room	Item	
			
Location Notes	Carpet covering onto concrete floor, solid plastered walls, MMMF suspended ceiling tiles, modern mechanical & electrical installations		

Former Buzz Bingo > External > 001 - External Elevations > External Walls - Damp Proof Course

Building	Former Buzz Bingo	Level	External
Location	001 - External Elevations	Item	External Walls - Damp Proof Course
Material	Bituminous Product	Extent	200 lin m
			
Strategy/Sample Id	Sample / 016	Fibre Type	NADIS

Former Buzz Bingo > External > 001 - External Elevations > Location Notes

Building	Former Buzz Bingo	Level	External
Location	001 - External Elevations	Item	
			
Location Notes	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, cast-iron rainwater goods, modern electrical installations		

Former Buzz Bingo > External > 001 - External Elevations > Location Notes

Building	Former Buzz Bingo	Level	External
Location	001 - External Elevations	Item	
			
Location Notes	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, cast-iron rainwater goods, modern electrical installations		

Former Buzz Bingo > External > 001 - External Elevations > Location Notes

Building	Former Buzz Bingo	Level	External
Location	001 - External Elevations	Item	
			
Location Notes	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, cast-iron rainwater goods, modern electrical installations		

Former Buzz Bingo > External > 001 - External Elevations > Location Notes

Building	Former Buzz Bingo	Level	External
Location	001 - External Elevations	Item	
			
Location Notes	Brick walls, rendered wall panels, metal cladding, metal framed windows & doors, metal cladding to entrance canopy, modern electrical installations		

Former Buzz Bingo > External > 001 - External Elevations > Location Notes

Building	Former Buzz Bingo	Level	External
Location	001 - External Elevations	Item	
			
Location Notes	External plant area - rubber wrapped MMMF insulation to pipework, modern plant installations		

Former Buzz Bingo > Roof > 001 - Roof > Roof Covering

Building	Former Buzz Bingo	Level	Roof
Location	001 - Roof	Item	Roof Covering
Material	Bituminous Product	Extent	2500 sq. m.
			
Strategy/Sample Id	Sample / 017	Fibre Type	NADIS

Former Buzz Bingo > Roof > 001 - Roof > Perimeter Cavity Closure

Building	Former Buzz Bingo	Level	Roof
Location	001 - Roof	Item	Perimeter Cavity Closure
Material	Cement Product	Extent	200 lin m
			
Strategy/Sample Id	Sample / 018	Fibre Type	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Former Buzz Bingo > Roof > 001 - Roof > Location Notes

Building	Former Buzz Bingo	Level	Roof
Location	001 - Roof	Item	
			
Location Notes	Metal profile sheet roof to front extension, bitumen membrane to existing roof with polyisocyanurate (PIR) insulation below onto metal profile sheet, fibreglass & metal vents		

Former Buzz Bingo > Roof > 001 - Roof > Location Notes

Building	Former Buzz Bingo	Level	Roof
Location	001 - Roof	Item	
			
Location Notes	Metal profile sheet roof to front extension, bitumen membrane to existing roof with polyisocyanurate (PIR) insulation below onto metal profile sheet, fibreglass & metal vents		

Former Buzz Bingo > Roof > 001 - Roof > Location Notes

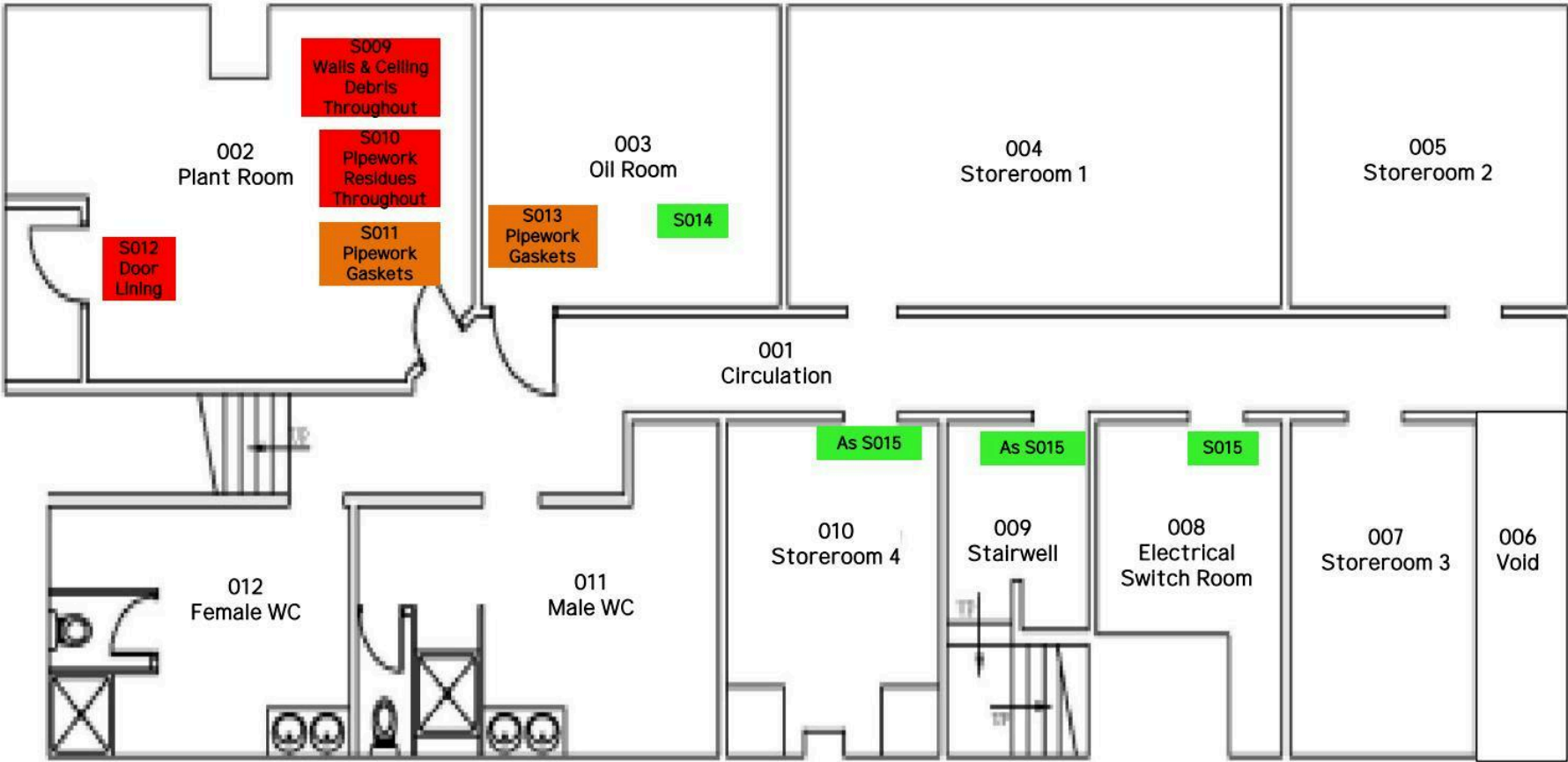
Building	Former Buzz Bingo	Level	Roof
Location	001 - Roof	Item	
			
Location Notes	Metal profile sheet roof to front extension, bitumen membrane to existing roof with polyisocyanurate (PIR) insulation below onto metal profile sheet, fibreglass & metal vents		

Appendices

Floorplans

See following pages...

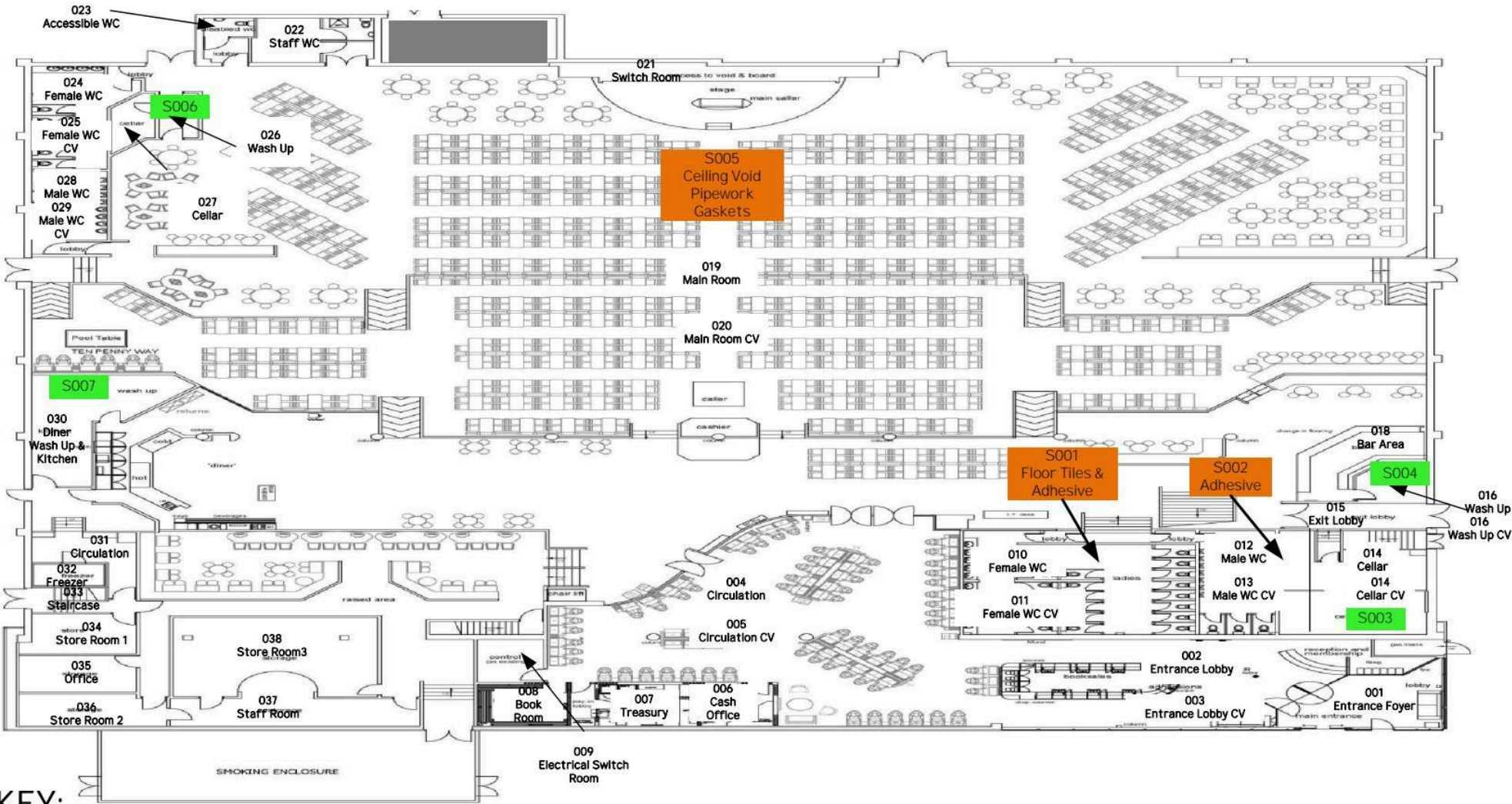
Basement



KEY:

	Licensed Asbestos		Non-Licensed Asbestos		Presumed Asbestos		Negative Sample		No Access
Job No: SC10491-01 – SITE: Former Buzz Bingo building - Kirkmanshulme Lane, Manchester, M18 7BA.									

Ground Floor

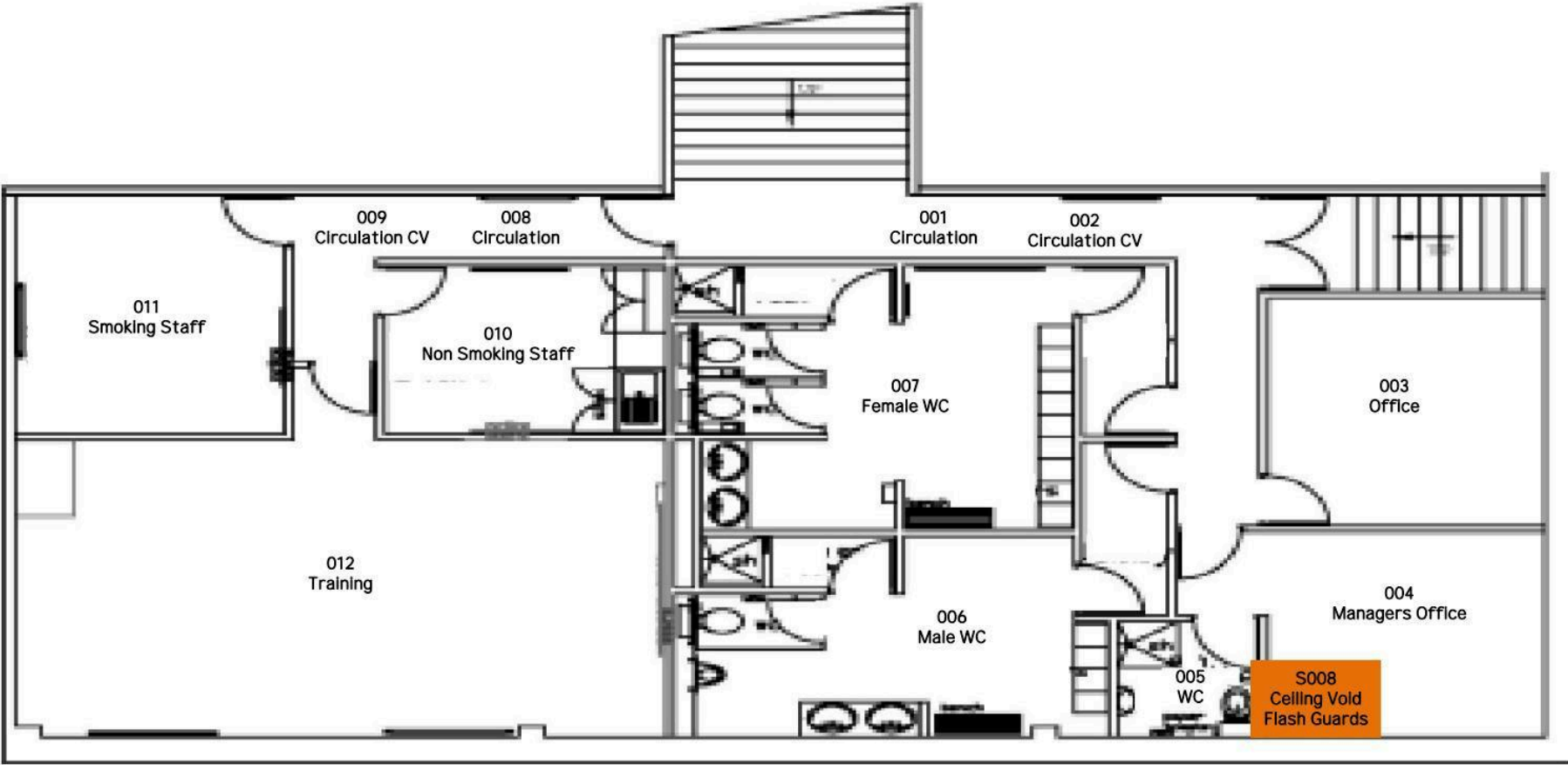


KEY:

CV = Ceiling Void

	Licensed Asbestos	Non-Licensed Asbestos	Presumed Asbestos	Negative Sample	No Access
Job No: SC10491-01 – SITE: Former Buzz Bingo building - Kirkmanshulme Lane, Manchester, M18 7BA.					

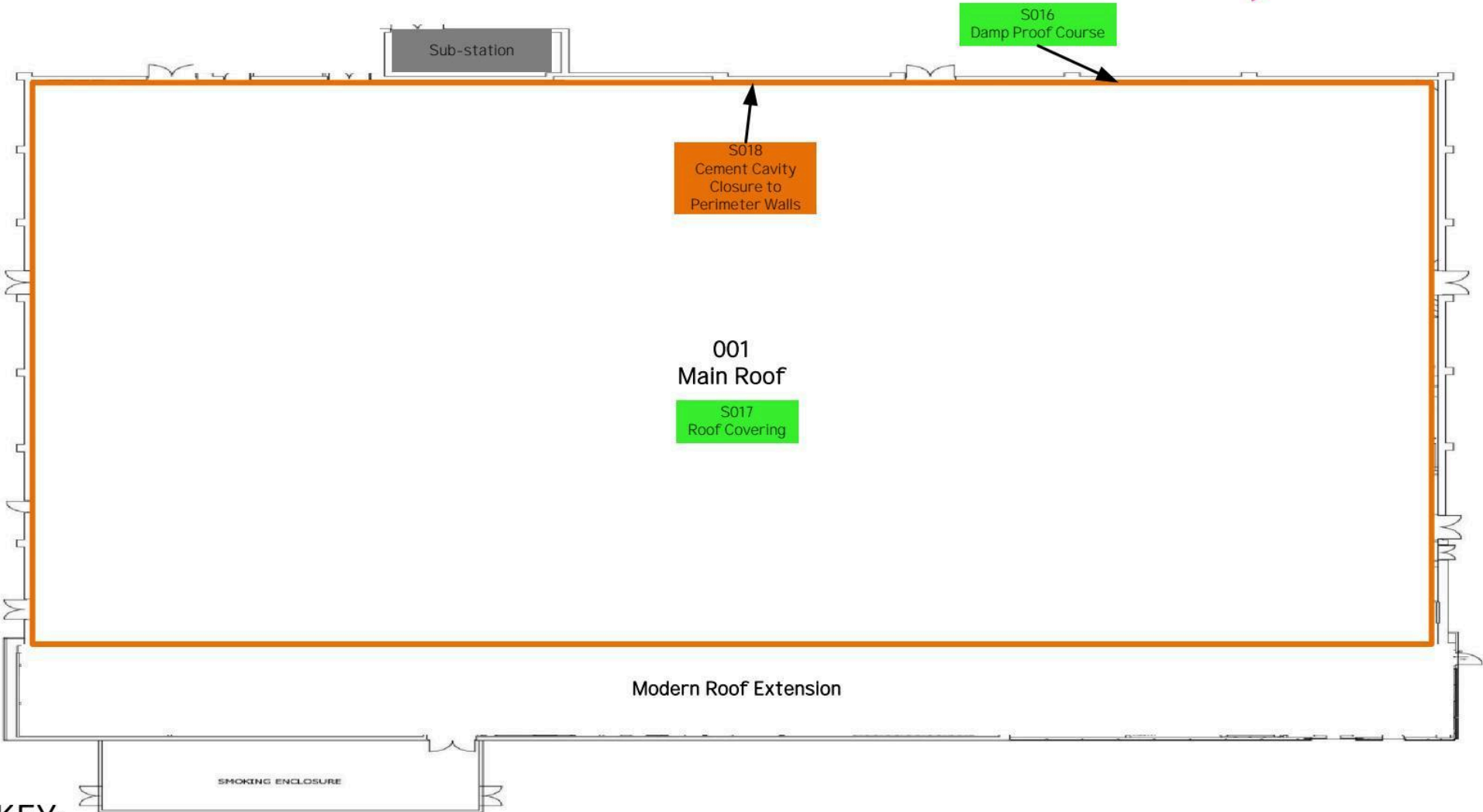
1st Floor



KEY:

	Licensed Asbestos		Non-Licensed Asbestos		Presumed Asbestos		Negative Sample		No Access
Job No: SC10491-01 – SITE: Former Buzz Bingo building - Kirkmanshulme Lane, Manchester, M18 7BA.									

Externals & Roof



KEY:

	Licensed Asbestos		Non-Licensed Asbestos		Presumed Asbestos		Negative Sample		No Access
Job No: SC10491-01 – SITE: Former Buzz Bingo building - Kirkmanshulme Lane, Manchester, M18 7BA.									

Bulk Sample Test Certificates

See following pages...

**CERTIFICATE OF ANALYSIS**

Asbestos Fibre Identification in Bulk Sample

Client Squared-Circle Group Limited
Address: Safety House Ackroyd Street Morley
 LS27 8PZ

Site SC10491-01 - Former Buzz Bingo
Address: Kirkmanshulme Lane
 Manchester
 M18 7BA

Samples Received: 18/12/2025

Issue Date: 22/12/2025

Order Placed By: Craig Reardon

Sampled By: Squared-Circle Group Limited

Analysed on: 22/12/2025

Authorised Signatory:

Job Title: Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation						
Report No.: J458148						
Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
22/12/2025	BS241047	S01	GF 010 - Female WC	Asbestos Thermoplastic floor tiles & bitumen adhesive beneath modern vinyl	Chrysotile in adhesive only	Lisa Aveyard
22/12/2025	BS241048	S02	GF 012 - Male WC	Asbestos Bitumen adhesive beneath modern vinyl	Chrysotile	Lisa Aveyard
22/12/2025	BS241049	S03	GF 014 - Beer cellar door header	Insulating board	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241050	S04	GF 016 - Wash up sink unit	Bitumen pads	No Asbestos Detected	Lisa Aveyard

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

Analysed at:

Wakefield Office:
 Parkway House, Wakefield Road
 Ossett, Wakefield, West Yorkshire
 WF5 9JD
 Tel: 01924 274 777
 Email: sales@bradley-enviro.co.uk



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

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Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation						
Report No.: J458148						
Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
22/12/2025	BS241051	S05	GF 020 - Main room ceiling void	Asbestos Gasket to pipework flanges	Chrysotile	Lisa Aveyard
22/12/2025	BS241052	S06	GF 025 - Wash up sink unit	Bitumen pads	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241053	S07	GF 028 - Diner wash up	Bitumen adhesive to floor beneath raised deck	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241054	S08	FF 002 - Circulation ceiling void	Asbestos Flash guards (Woven) to electrical switch box	Chrysotile	Lisa Aveyard
22/12/2025	BS241055	S09	LG 002 - Plant room walls	Asbestos Thermal insulation debris	Chrysotile + Amosite	Lisa Aveyard
22/12/2025	BS241056	S10	LG 002 - Plant room pipework	Asbestos Thermal insulation debris	Chrysotile + Amosite	Lisa Aveyard
22/12/2025	BS241057	S11	LG 002 - Plant room	Asbestos Gaskets to pipework flanges	Chrysotile	Lisa Aveyard
22/12/2025	BS241058	S12	LG 002 - Plant room	Asbestos Insulating board escape door lining	Chrysotile	Lisa Aveyard
22/12/2025	BS241059	S13	LG 003 - Oil room	Asbestos Gaskets to pipework flanges	Chrysotile	Lisa Aveyard

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

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[SURVEYTYPECUSTOMISEDEXTENSION] Template Version 2

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Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation						
Report No.: J458148						
Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
22/12/2025	BS241060	S14	LG 003 - Oil room	Bitumen capping to brick pedestals	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241061	S15	LG 008 - Electrical switch room	Bitumen damp proof course to doorway walls	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241062	S16	Ext. 001 - External walls	Bitumen damp proof course	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241063	S17	Roof 001	Bitumen membrane roof covering	No Asbestos Detected	Lisa Aveyard
22/12/2025	BS241064	S18	Roof 001	Asbestos Cement sheet to perimeter cavity closures	Chrysotile	Lisa Aveyard

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

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END OF REPORT



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Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.