SUPERNOVA
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Asbestos Survey Report 16/10/2026

Refurbishment Survey

Refurbishment Survey - Report Reference - FS67565

SNG66141
Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
The Woodpecker, Woodhouse Park, Wythenshawe, Manchester

sA shineAsbestos

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Survey Details

Property Information

Property Name - Property Reference Number:	PL59048 - Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Address & Postcode:	The Woodpecker, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Property Coordinator:	
Telephone / Mobile:	
Email:	

Client Information

Client Name - Client Reference Number:	Amanda - CO3025
Address & Postcode:	74 Brondesbury Villas, London, NW6 6AD
Telephone / Mobile:	.
Email:	

Contractor Information

Contractor Name - Contractor Reference Number:	Supernova - CO1
Address & Postcode:	71-75 Shelton Street, Covent Garden, London, WC2H 9JQ
Telephone / Mobile:	020 4586 0680
Email:	Support@supernovagroup.co.uk

Refurbishment Survey Information

Survey Reference:	FS67565.1
Start Date:	16/10/2026
Completion Date:	16/10/2026
Publish Date:	22/10/2026

Document Authorisation

No Image Available

Brian Peebles
Lead Surveyor

Executive Summary

A Refurbishment Survey was carried out at Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP on the 16/10/2026 - 16/10/2026

The purpose of the survey was to identify, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the areas inspected and assess their condition.

Refurbishment survey information was requested for this building.

This type of survey is intrusive and may involve destructive inspection, as necessary, to gain access to potentially hidden asbestos within the building fabric. The level of intrusion necessary was defined in the scope of works for this project.

Changes to the scope of work identified in this report may necessitate further inspection and sampling. Destructive inspection was only carried out in areas which would be disturbed for this project. ACMs may still be hidden within the building fabric.

Construction/down taking plans appended to this report indicate the areas surveyed within this building.

This report was published on 22/10/2026. Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 3 sample(s) were taken for analysis. There were 2 asbestos items identified or presumed to contain asbestos within the property.

Any third-party inspections, sampling, or alterations conducted before Supernova Group Ltd has had the opportunity to re-inspect or address concerns raised shall void any obligations or liabilities associated with the original survey. This is to preserve the integrity of our findings and protect against contamination or tampering.

Room/locations containing High Risk Material

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Inaccessible Room/locations

There were 1 inaccessible room/locations all of which attract a High Material Score.

Further investigation required beneath any presumed or sampled areas of asbestos containing materials. No invasions can be made past presumed to contain ACMS

Area/floor	Room/location	Reason
002	011	Unsafe Access

Inaccessible Items

All items were accessed during the survey.

Property Details

Property Construction Details

Primary Use:	Retail
Secondary Use:	Commercial
Date of Construction:	1900
Construction Type:	Brick
No. Floors:	2
No. Staircases:	1
No. Lifts:	0
Net Area per Floor:	300m2
Gross Area:	300m2
Comments:	

Survey Information

Objective & Scope

Supernova Group LTD (Supernova) was requested and authorised by the Client to undertake a Pre-demolition / Pre-refurbishment Asbestos Survey ('Full access sampling and identification survey').

The purpose of this survey was to identify and establish, as far as reasonably practicable, the presence of ACMs and their quantitative extent within the building(s). This is intended to assist the Client in managing and minimising any health & safety risks associated with the refurbishment/demolition of the building(s) and to ensure sufficient information is provided to enable the client to obtain a competitive contract for any necessary abatement works.

The survey has been undertaken with appropriate reference to Health and Safety Executive (HSE) publication HSG264 'Asbestos: The Survey Guide' and is intended to underpin a strategy for compliance with the Control of Asbestos Regulations (CAR) 2012.

This report presents the findings of our site observations, sample analysis results and our recommendations for future actions concerning the materials identified from the Pre-demolition / Pre-refurbishment Asbestos Survey. Unless otherwise stated, these are based upon a fully intrusive inspection of an unfamiliar site.

During the Pre-demolition / Pre-refurbishment Asbestos Survey, all reasonable efforts were made to identify the presence of ACMs and 'look alike' materials within accessible areas of the building. This comprised a visual inspection with a confirmatory sampling of suspected ACMs and further intrusive investigations in specific locations. Whilst the survey cannot guarantee to have identified all ACMs potentially hidden or obscured within the building fabric and structure, the information provided by the investigation is intended to be representative of the structure as a whole.

Regarding Pre-demolition / Pre-refurbishment Asbestos Surveys, it must be understood that ACMs may be uncovered in areas where inspection points have not been made. Other than discrete representative sampling, no ACMs have been disturbed or removed during the course of this survey. It is therefore a possibility that additional ACMs may be present behind those identified. These may only be discovered during any subsequent asbestos removal work. **Inaccessible areas will be deemed to contain asbestos until proven otherwise.**

Survey Information

Limitations

Inaccessible Areas and Limitations

The client should refer to the Supernova standard terms and conditions of engagement attached to the works proposal. The HSE publication HSG264 entitled ‘Asbestos: The Survey Guide’ details guidance on the surveying, assessment and management of ACMs.

Intrusive investigations (Pre-demolition / Pre-refurbishment Asbestos Survey)

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs and ‘look alike’ materials in a building and may involve destructive inspections, as necessary, to gain access to all areas, where under normal circumstances it would be reasonable to expect the possible presence of ACMs, including those that may be difficult to reach. The survey scope includes a fully representative sampling programme undertaken in accordance with our technical procedures and estimates of the volume and surface area of ACMs made.

This type of survey is designed to be used as a basis for tendering for removing ACMs from the building before demolition/refurbishment, so it does not assess the condition of the asbestos. However, Supernova undertakes a material assessment for each item to cover areas where damage or debris may be present. If appropriate, these are highlighted in a pre-works hazard statement. Any recommendations are based on the understanding that the site will undergo significant refurbishment and demolition. Therefore, The primary recommendation is the appropriate removal of ACMs as required. No priority assessments or consideration of the ongoing management of ACMs has been provided. A competent person is recommended to be retained by the client to supervise any refurbishment/demolition works and to manage any further inspections or confirmatory identification sampling which might be required upon opening up or discovering any hidden areas or voids.

Intrusive investigations specific to this survey were undertaken using hand-operated power tools only. No allowance was made for destructive works using mobile plant or other heavy equipment. Areas, where intrusive inspections were carried out were not ‘made good’ afterwards unless by prior arrangement with the client. The locations were selected following a preliminary visual appraisal of the building, a review of relevant information made available by the Client and the professional experience of our survey team. Whilst the survey cannot guarantee to have identified all ACMs potentially hidden or obscured within the building fabric and structure, the investigations were undertaken in locations intended to represent the structure as a whole.

If indicative costs have been included in relation to asbestos abatement works, these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. Any person(s) using the report in this way MUST use all reasonable skill and diligence to verify that the contents of the report are accurate and suitable for the intended use, thereby satisfying themselves as to the extent of ACMs within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials, or that may only become apparent during significant refurbishment or demolition works.

The survey scope was selected based on the specific redevelopment proposed by the Client and may be inappropriate to another form of redevelopment or scheme. The opinions provided, inter alia, take into consideration currently available guidance relating to intrusive surveys and our understanding of the proposed redevelopment supplied by the Client; no liability can be accepted for the retrospective effects of any future changes or amendments to these information sources.

Typical exclusions from the intrusive survey (where special arrangements would be required to facilitate access) or specific areas of no access are documented below. It should be noted that the list is not exhaustive. All areas or items not accessed during the survey should be presumed to contain asbestos until proven otherwise.

Areas of No Access	Comments
Live plant and electrical equipment	Enclosed or internal areas of any potentially live plant or equipment may contain asbestos materials. Access to live electrical equipment is only included in the survey scope specifically requested by the Client. Safe access, including copies of isolation certificates, must be provided by the client in the event that such equipment is inspected.
Inspection at height	Representative access to high-level areas will be made so far as is reasonably practicable, provided specialist access equipment has been allowed for in the scope of works. Otherwise, presumptive observations would be made and specified.
Restricted areas	Any area or space requiring specialist access would only be accessed if by prior agreement with the client. Unless the requisite access has been made, e.g., qualified lift engineer, which is stated in the report, it should be assumed that access has yet to be made. Typical examples include: • Lift equipment and Shafts • Areas designated as 'Confined Spaces' • Areas where asbestos is present and would need to be disturbed to facilitate an inspection.
Gaskets within pipe joints and plant equipment	Gaskets inserted in pipe joints etc., and bituminous materials such as damp-proof membranes, under sink pads, roof felts, or membranes may contain a trace asbestos content. Under normal conditions, these materials will not give rise to significant airborne fibre concentration due to the fibre being tightly bonded within a well-bound matrix. Representative samples will be taken in accordance with our technical procedures, but in the absence of confirmatory analysis, the presence of asbestos in these materials should be presumed.
Multi-layer or composite structures	Limited representative inspections of multi-layer or composite structures, such as floor slabs, roof structures, etc., will be made. A representative sampling of outer finishes such as floor screeds or other finishes, e.g. renders, bituminous layers or felts, would also be undertaken. However, core sampling or other techniques allowing for a full-depth sample of such elements would only routinely be undertaken if stated in the agreed scope of works. It would be reasonably practicable to allow for such extensive intrusive investigation in instances where information is made available to us prior to the survey planning stage, indicating that such elements may contain asbestos fibre within its inner layers.
Portable plant or equipment	Portable plant or equipment will not be accessed.
General obstructions	Any area or space, which involved the moving of fixed equipment, would not be accessed.
Fire doors	Fire doors may internally contain asbestos. Representative access to fire doors will usually be made so far as is reasonably practicable, and these should be stated in the report.
Fixed ceilings and wall/floor cavities	Limited representative inspections would be made in specific locations in accordance with our technical procedures. There remains the possibility of ACMs remaining in voids that have not been accessed.
Insulation to plant equipment and pipes	Limited representative inspections would be made in specific locations in accordance with our technical procedures. There remains the possibility of ACMs remaining in areas outside of the immediate sampling/inspection point.
Ventilation ducts	No access would be made to ventilation ducting. Asbestos gasket material or an asbestos lining may be present.
Ducts and risers	As stated in the report, limited representative inspections would be made in targeted locations. However, there remains the possibility of ACMs remaining in ducts or risers that have yet to be accessed.
Any area, room or space occupied at the time of the survey	Access to any occupied areas would be presumptive only. Consequently, such areas are excluded from the Pre-demolition / Pre-refurbishment Asbestos Survey scope. The client must provide unrestricted and safe access if such areas are to be inspected at a later date. Supernova reserves the right to charge additional fees for any re-visits as required after consultation with the client.
Any area, room or space flooded at the time of the survey	Access would only be made within flooded areas if the client can ensure unrestricted and safe access. Supernova reserves the right to charge additional fees for any re-visits as required after consultation with the client.

Survey Information

Specific Exclusions

Where detailed, it was agreed at the pre-survey stage that the following room/locations would be excluded from the scope of Survey. The room/locations do not include more general exclusions (i.e. inaccessible room/locations/items) detailed elsewhere.

Area/floor	Room/location
No Room/locations Found.	

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation (unless agreed at the pre-survey stage).

Areas requiring specialist access arrangements or equipment (other than stepladders) will not be assessed unless otherwise stated and agreed at the pre-survey stage. Fire doors were not inspected internally to ascertain if they are manufactured using ACMs as to do so would entail overly destructive testing procedures.

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
002	Sng66141 Bp002	Asbestos Board(s) Insulation Board Panel(s)	001	006	Remove Remove under FCC by FLC

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
Sng66141 Bp001	Other Encapsulated Material Textured Coating To Wall	001	003	No ACM Detected
Sng66141 Bp002	Asbestos Board(s) Insulation Board Panel(s)	001	006	Identified Amphibole (exc. Crocidolite) Amosite and Chrysotile
Sng66141 Bp003	Asbestos Board(s) Insulation Board Panel(s)	003	012	Identified Amphibole (exc. Crocidolite) Chrysotile and Amosite

Key

Code	Description
FCC	Fully Controlled Conditions
PCC	Partially Controlled Conditions
FLC	Fully Licensed Contractor
NLC	Non-Licensed Contractor

Survey Results

Action Recommendations Key

The following key provides detailed explanations for each recommendation category within this report:

Manage & Monitor (Annual)

The identified asbestos containing material should be re-inspected on an annual basis in accordance with current legislation and the sites Asbestos Management Plan. Client to consider the use of warning labels. Information on the location of this ACM should be provided to anyone liable to disturb the material.

Encapsulate & Label, Manage & Monitor

The identified asbestos containing material should be encapsulated in accordance with current legislation and guidance documents, followed by a re-inspection on an annual basis in accordance with current legislation and the sites Asbestos Management Plan. Client to consider the use of warning labels. Information on the location of this ACM should be provided to anyone liable to disturb the material.

Remove (Removal by FCC by FLC and Removal By NLC and PCC)

The identified asbestos containing material should be removed in accordance with currently legislation and guidance documents. Please retain all asbestos removal documentation within the sites Asbestos Management Plan folder for future reference. The sites asbestos register should be updated accordingly following the removal works to ensure it remains relevant and up to date.

Restrict Access

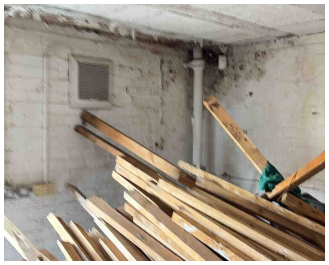
Area should be restricted until suspect material can be confirmed whether it contains asbestos or not. If the result comes back NADIS then the area can be reopened. If the sample comes back positive then remediation of the area should be arranged ASAP to allow access back into the area.

Further Investigation

Further investigation should be undertaken where an item has been presumed to contain asbestos due to restricted access or other limitations. Appropriate access arrangements should be made prior to any works commencing in the area, such as the use of suitable scaffolding or access equipment for high-level areas, or electrical isolations where access to electrical components is restricted.

Until further investigation has been completed and the material has been confirmed as non-asbestos-containing, the item should continue to be treated as presumed to contain asbestos and managed accordingly.

Room/location Details including Construction Details



Room/location Details

Room/location Reference:	001
Room/location Description:	Room 1
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock
Walls: Brick
Floor: Concrete
Doors: Timber
Windows: Na
Comments:



Room/location Details

Room/location Reference:	002
Room/location Description:	Room 2
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock
Walls: Brick, Plaster
Floor: Concrete
Doors: Timber
Windows: Timber
Comments:

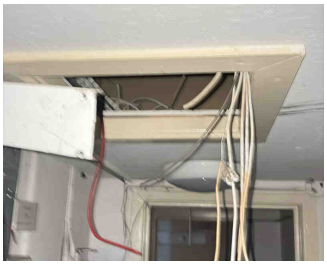


Room/location Details

Room/location Reference:	003
Room/location Description:	Lobby/stairs
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster
Floor: Concrete
Doors: Timber
Windows: Na
Comments: Modern electrics
Timber stairs





Item Detail

Item ID	001(OS)
Referenced to	Sng66141 Bp001
Property Name	Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Area/floor	001
Room/location	003
Specific location	Ceiling void
Product/debris type	Other Encapsulated Material Textured Coating To Wall
Asbestos type	No ACM Detected
Extent	2 m²

No Risk

Comments

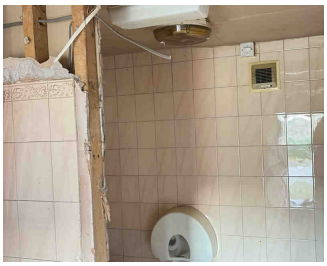


Room/location Details

Room/location Reference:	004
Room/location Description:	Main pub area
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock
Walls: Brick, Plaster
Floor: Concrete
Doors: Timber
Windows: Timber
Comments:

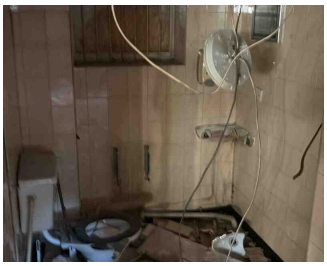


Room/location Details

Room/location Reference:	005
Room/location Description:	Toilets
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock
Walls: Brick, Plaster
Floor: Carpet, Concrete
Doors: Timber
Windows: Timber
Comments: Timber boxing
Ceramic sanitary ware



Room/location Details

Room/location Reference:	006
Room/location Description:	Disabled toilets
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster
Floor: Concrete
Doors: Timber
Windows: Timber
Comments:





Item Detail

Item ID	002(OS)
Referenced to	Sng66141 Bp002
Property Name	Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Area/floor	001
Room/location	006
Specific location	Ceiling
Product/debris type	Asbestos Board(s) Insulation Board Panel(s)
Asbestos type	Identified Amphibole (exc. Crocidolite) Amosite and Chrysotile
Extent	8 m²
Licensed/non-licensed	N/A
Air Test	

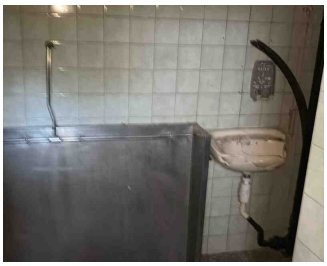
Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	2
Asbestos Fibre (d)	2
Total (a+b+c+d)	07
Material Risk Assessment	Medium

Comments

Actions/recommendations

Action/recommendations	Remove Remove under FCC by FLC



Room/location Details

Room/location Reference:	007
Room/location Description:	Men’s toilets
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock, Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster
Floor: Concrete
Doors: Timber
Windows: Timber
Comments:



Room/location Details

Room/location Reference:	008
Room/location Description:	Cellar
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock, Plaster, Plasterboard
Walls: Brick, Plaster
Floor: Concrete
Doors: Na
Windows: Na
Comments:



Room/location Details

Room/location Reference:	009
Room/location Description:	Electric cupboard
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock
Walls: Brick, Plaster
Floor: Concrete
Doors: Na
Windows: Na
Comments: Modern electrics with timber backing panels



Room/location Details

Room/location Reference:	010
Room/location Description:	Main room
Area/floor Reference:	002
Area/floor Description:	First floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Breezeblock, Plaster, Plasterboard, Woodchip Paper
Walls: Brick, Plaster
Floor: Timber
Doors: Timber
Windows: Timber
Comments:



Room/location Details

Room/location Reference:	011
Room/location Description:	Roof space
Area/floor Reference:	002
Area/floor Description:	First floor
Accessibility:	Inaccessible
Reason for No Access:	Unsafe Access
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:
Walls:
Floor:
Doors:
Windows:
Comments:

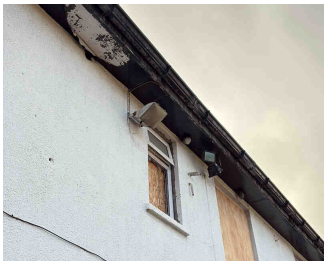


Room/location Details

Room/location Reference:	012
Room/location Description:	External
Area/floor Reference:	003
Area/floor Description:	External
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling: Concrete roof tiles
Walls: Brick, Render
Floor: Na
Doors: Timber
Windows: Timber
Comments: Plastic rainwater goods
Timber fascia boards
Timber front canopy ceiling





Item Detail

Item ID	003(OS)
Referenced to	Sng66141 Bp003
Property Name	Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Area/floor	003
Room/location	012
Specific location	Other Soffits
Product/debris type	Asbestos Board(s) Insulation Board Panel(s)
Asbestos type	Identified Amphibole (exc. Crocidolite) Chrysotile and Amosite
Extent	20 m
Licensed/non-licensed	
Air Test	

Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	2
Asbestos Fibre (d)	2
Total (a+b+c+d)	07
Material Risk Assessment	Medium

Comments

Actions/recommendations

Action/recommendations

Asbestos Register




Location | Item

Item ID	002(OS)
Referenced to	Sng66141 Bp002
Property Name	Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Area/floor	001
Room/location	006
Specific location	Ceiling
Product/debris type	Asbestos Board(s) Insulation Board Panel(s)
Asbestos type	Identified Amphibole (exc. Crocidolite) Amosite and Chrysotile
Extent	8 m²
Licensed/non-licensed	N/A
Air Test	

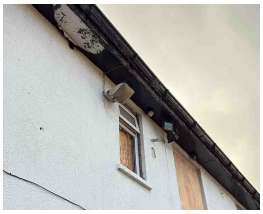
Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	2
Asbestos Fibre (d)	2
Total (a+b+c+d)	07
Material Risk Assessment	Medium

Actions/recommendations

Action/recommendations: Remove Remove under FCC by FLC

Comments




Location | Item

Item ID	003(OS)
Referenced to	Sng66141 Bp003
Property Name	Specified areas of The Woodpecker, Selstead Road, Woodhouse Park, Wythenshawe, Manchester, M22 1TP
Area/floor	003
Room/location	012
Specific location	Other Soffits
Product/debris type	Asbestos Board(s) Insulation Board Panel(s)
Asbestos type	Identified Amphibole (exc. Crocidolite) Chrysotile and Amosite
Extent	20 m
Licensed/non-licensed	
Air Test	

Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	2
Asbestos Fibre (d)	2
Total (a+b+c+d)	07
Material Risk Assessment	Medium

Actions/recommendations

Action/recommendations

Comments

No Comments

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
002	Sng66141 Bp002	Asbestos Board(s) Insulation Board Panel(s)	001	006	Remove Remove under FCC by FLC

Assessment Information

Material Risk Assessment Algorithm

Material assessments consider the type and condition of the ACM and the ease with which it will release fibres when subject to disturbance. The main parameters are:

a. Product Type
b. Extent of Damage & Deterioration
c. Surface Treatments
d. Asbestos Types

The material assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the priority for remedial action, such priorities must be determined by conducting and subsequently considering the results of a priority assessment.

To achieve some form of standardisation of the risk rating and action level, the assessment algorithm contained within HSG264 has been adopted, which is based upon a numerical rating given to each of the parameters considered above. The addition of each number results in a score that falls into one of four possible risk categories, which can assist the duty holder to prioritise the need for action as part of the plan for managing asbestos.

Assessment Factor	Score	Score Variables
Product Type (a)	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage (b)	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks, Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment (c)	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and lagging, AIB with Exposed Face Painted or Encapsulated, Asbestos Cement Sheets etc
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Type (d)	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Assessment Information

Material Classifications

The following material assessment categories are used within this survey and indicate the level of hazard each material presents.

(10≥) High
ACMs in this category are regarded as having a significant potential to release fibres if disturbed. Such ACMs require urgent consideration to ensure people are not exposed to the hazard. In most circumstances plans for removal should be implemented and in the interim, the affected area should be sealed off.

(7-9) Medium
ACMs within this category do not always pose an imminent threat and the likelihood of fibre release is moderate under existing conditions. A decision regarding how these ACMs are to be managed should be made promptly and most likely as part of an overall management plan. Such situations should be regularly inspected to ascertain any change to circumstances unless serious damage is present or debris is visible, then this will require action which could involve removal or encapsulation.

(5-6) Low
ACMs within this category should be regarded as providing a low risk to people exposed to them but precautions should be followed and the situation should be monitored through regular re-inspections to ascertain any deterioration in condition which may occur with the passage of time. These ACMs generally have no or very little sign of historic damage.

(≤4) Very Low
ACMs within this category do not generally present a significant risk. They should be managed and only considered to be removed if the item falls within a refurbishment and demolition area and the works are likely to disturb the material.

(0) No Risk
No ACM present.

Survey Appendices

Remedial Options

There are a variety of remedial options available. In accordance with current HSE guidance and legislation, the recommended actions within the Refurbishment Survey include the following:

Manage & Monitor (Annual)

The identified asbestos containing material should be re-inspected on an annual basis in accordance with current legislation and the sites Asbestos Management Plan. Client to consider the use of warning labels. Information on the location of this ACM should be provided to anyone liable to disturb the material.

Encapsulate & Label, Manage & Monitor

The identified asbestos containing material should be encapsulated in accordance with current legislation and guidance documents, followed by a re-inspection on an annual basis in accordance with current legislation and the sites Asbestos Management Plan. Client to consider the use of warning labels. Information on the location of this ACM should be provided to anyone liable to disturb the material.

Remove (Removal by FCC by FLC and Removal By NLC and PCC)

The identified asbestos containing material should be removed in accordance with currently legislation and guidance documents. Please retain all asbestos removal documentation within the sites Asbestos Management Plan folder for future reference. The sites asbestos register should be updated accordingly following the removal works to ensure it remains relevant and up to date.

Restrict Access

Area should be restricted until suspect material can be confirmed whether it contains asbestos or not. If the result comes back NADIS then the area can be reopened. If the sample comes back positive then remediation of the area should be arranged ASAP to allow access back into the area.

Further Investigation

Further investigation should be undertaken where an item has been presumed to contain asbestos due to restricted access or other limitations. Appropriate access arrangements should be made prior to any works commencing in the area, such as the use of suitable scaffolding or access equipment for high-level areas, or electrical isolations where access to electrical components is restricted.

Until further investigation has been completed and the material has been confirmed as non-asbestos-containing, the item should continue to be treated as presumed to contain asbestos and managed accordingly.

Survey Appendices

Regulations and Guidance

Legislation

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of ACMs.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
5. Prepare a plan setting out how the risks from the ACMs are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Approved Codes of Practice and Guidance Documents

There is a raft of publications that disseminate advice and information relating to asbestos which should be consulted by those who work with or have an obligation to manage ACMs (please note this list is not exhaustive).

1. L143 'Managing and Work with asbestos'
2. HSG210 'Asbestos essentials task manual'
3. HSG227 'A comprehensive guide to managing asbestos in premises'
4. HSG247 'Asbestos: The licensed contractors' guide'
5. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'
6. HSG264 'Asbestos: The survey guide'
7. INDG223 'Managing asbestos in building: A brief guide'

The HSE has also published 38 'Asbestos essentials task sheets' and 10 'Equipment and Method sheets' which can help ensure compliance with CAR 2012 and illustrate 'good practice'.

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Accredited Contractor
www.chas.gov.uk

UKAS TESTING
0671

CLIENT

FAO: Samples
Supernova
71-75 Shelton Street
Covent Garden
London

WC2H 9JQ

BULK ANALYSIS REPORT

Report No: BK 108998
Job No: 243404
Item No: 174314
Report confirmation date: 21-Oct-26
Date sample(s) booked in: 20-Oct-26

Sample Source: Posted in via mail
Order No: SNG66141

Sample(s) of material were examined by stereo microscope, polarised light & dispersion staining technique as described in our internal document MAAM 04 that incorporates methods in the HSG 248. We are not accredited for 'Soil' analysis, we are accredited to analyse elements within soil. Samples delivered to the office will bear the site address and sample location as given by the client at the time of delivery. The accuracy and competence of the sampling procedure by a third party is not the responsibility of LAB UK Limited nor can we be held responsible for the interpretation of the results shown. # Material type associated to a sample is the opinion of the analyst based on a visual inspection at the time of analysis. * Size is the amount of material presented for analysis. The results apply to the sample as received. Any comments, opinions or observations made are not covered by our UKAS accreditation. Minimum retention period for samples is 6 months & reports, 6 years.

Site: The Wood Pecker M22 1TP

Samples analysed on 21-Oct-26

No	Sample Location/Description	# Material Type	Sample Result
1	BP001 - Ground Floor - Ceiling Void - Textured Coating To Ceiling	Textured Coating	No Asbestos Detected
2	BP002 - Ground Floor - Disabled Toilers - Insulating Board	Insulating Board	Amosite & Chrysotile
3	BP003 - External - Soffits - Insulating Board	Insulating Board	Amosite & Chrysotile

[redacted]

Analysts Signature & Reported by: Thomas Webber (Analyst)

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UKAS TESTING
0671

CLIENT
FAO: Samples
Supernova
71-75 Shelton Street
Covent Garden
London

WC2H 9JQ

Confirmation
Report Amendment
Report No: BK 108998
Test date: 20-Oct-26
Confirmation date: 21-Oct-26
Job Number: 243404

Monitoring Address: The Wood Pecker M22 1TP

As a result of an anomaly, request or an audit this report has been amended from the previous issue. The details of what has been amended are detailed below. If the amendment made to this report causes any issues please contact our office to discuss the situation.

The amendment was requested by: Ben Bowler on the 22-Oct-26

The report was amended on the: 22-Oct-26 under amendment number: 5337

The details of the amendment are as follows: Postcode amended

This report supersedes all previously issued reports.

Reported and Authorised By:

Kathleen Dennis Assisstant Laboratory Manager