

# City Environmental Services (UK) Ltd



City  
Environmental  
Services (UK)

## ASBESTOS REFURBISHMENT & DEMOLITION SURVEY

Of

15-33 Hardman Street  
Liverpool  
L1 9AS

For  
Carpenter Investments Ltd

**Lead Surveyor:** Kenton Hickin & Matthew Alldridge  
**Registrar:** Carol Summers  
**Report No.** CES 797002  
**Authorised By:** Iain Richards-Anderson (Managing Director)

**Signed & Reviewed By:**

**Issue Date:** 25/05/2016  
**Copy No:** 1



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## 1.0 Executive Summary

The table below represents a summary of the findings of this survey report.

CES797001/001	Rope. Sash windows – Flat, and throughout property.	No Asbestos Detected
CES797001/002	Insulation debris to pipework. Throughout second floor - Sample taken R2.	No Asbestos Detected
CES797001/003	Floor tiles & adhesive. Under flat stairs R4.	<b>Asbestos</b>
CES797001/004	Floor covering. Under carpet R5 - Second floor.	No Asbestos Detected
CES797001/005	Floor covering. R7 - Second Floor.	No Asbestos Detected
CES797001/006	Insulation debris on pipework. R13 - Second Floor.	No Asbestos Detected
CES797001/007	Woven flashguards & rope seal. Electric panels throughout property.	<b>Asbestos</b>
CES797001/008	Floor covering. Corridor - R25A, R48A, R49A, R50A & R51A.	<b>Asbestos</b>
CES797001/009	Roofing felt. Loft space - Front of building.	No Asbestos Detected
CES797001/010	WC cistern. Toilet R26.	<b>Asbestos</b>
CES797001/011	Artex. Walls & Ceiling of R2.	No Asbestos Detected
CES797001/012	Green floor tiles & adhesive. R30, R34, R35, R46.	<b>Asbestos</b>
CES797001/013	Red floor tiles & adhesive. R31, R36, R37, R45.	<b>Asbestos</b>
CES797001/014	WC cistern. R42.	No Asbestos Detected
CES797001/015	Floor tiles. R42.	<b>Asbestos</b>
CES797001/016	Small wall tiles. R43, R48A & R122.	<b>Asbestos</b>
CES797001/017	Tiles & adhesive used on window sills. Corridor next to R43, R47 & R122.	<b>Asbestos</b>
CES797001/018	Insulation board. Vent panel R38.	No Asbestos Detected
CES797001/019	Insulation board. Low level below worktop R40.	No Asbestos Detected
CES797001/020	Artex. Walls & ceilings R41.	<b>Asbestos</b>
CES797001/021	Artex. Corridor top of stairs - First floor.	No Asbestos Detected
CES797001/022	WC cistern. R114 & R116.	No Asbestos Detected
CES797001/023	Red floor tiles. R117 & R119.	<b>Asbestos</b>
CES797001/024	Green floor tiles. R118 & R120.	<b>Asbestos</b>
CES797001/025	Floor tiles. Toilet Block R121.	<b>Asbestos</b>
CES797001/026	Green floor tiles & tiles on window sill. R124.	<b>Asbestos</b>
CES797001/027	Small wall tiles. R128.	<b>Asbestos</b>
CES797001/028	Insulation debris. On pipe bracket and skirting board.	No Asbestos Detected
CES797001/029	Floor tiles. Club dance floor - First floor.	No Asbestos Detected
CES797001/030	Floor tiles. Fire exit in club.	<b>Asbestos</b>
CES797001/031	Stair nosing. Club - First floor.	No Asbestos Detected
CES797001/032	Artex. Ceiling of Dance Hall.	No Asbestos Detected
CES797001/033	Artex. Above damaged area of suspended ceiling - Ground Floor Club.	No Asbestos Detected
CES797001/034	Insulation board. Back of door understair corridor - Club Ground Floor.	No Asbestos Detected
CES797001/035	Panels. Internal of fridge - Basement.	<b>Asbestos</b>
CES797001/036	Floor tiles. Staircase to Basement.	No Asbestos Detected
CES797001/037	Artex. Walls to basement staircase.	No Asbestos Detected
CES797001/038	Woven flashguards. Basement electric cupboard.	<b>Asbestos</b>
CES797001/039	Cloth insulation. Above ceiling toilet area - Basement of Club.	No Asbestos Detected
CES797001/040	Floor tiles. Steps in Basement.	No Asbestos Detected

CES797001/041	Insulation board. Ceiling of old cellar ceiling - Basement.	<b>Asbestos</b>
CES797001/042	Insulation board. Ceiling of corridor to Cellar.	<b>Asbestos</b>
CES797001/043	Ceiling panels. Store room opposite Cellar.	<b>Asbestos</b>
CES797001/044	Pipe lagging. Floor of basement area.	<b>Asbestos</b>
CES797001/045	Pipe lagging. Shelves in Basement.	<b>Asbestos</b>
CES797001/046	Pipe insulation. On floor in Store Room.	<b>Asbestos</b>
CES797001/047	Pipe insulation. Pipework throughout Basement.	<b>Asbestos</b>
CES797001/048	Insulation board. Ceiling of Basement - Cellar area.	<b>Asbestos</b>
CES797001/049	General view of Cellar Board ceiling. .	<b>Asbestos</b>
CES797001/050	General view of low level club. .	No Asbestos Detected
CES797001/051	General view of low level club. .	No Asbestos Detected
CES797001/052	General view of Club. .	No Asbestos Detected
CES797001/053	WC cistern. Toilet area - Ground Floor Hostel Area.	<b>Asbestos</b>
CES797001/054	Floor tiles. Hostel Bedrooms - Ground floor.	<b>Asbestos</b>
CES797001/055	Cement lining to fridge. Basement	<b>Asbestos</b>
CES797002/P001	Woven caulking. Skylights.	<b>Asbestos - Presumed</b>

- **All Flash Guards within the scope of the survey may contain asbestos materials unless sampled individually.**
- **All Electrical Plant/Equipment within the scope of the survey may contain asbestos materials unless sampled individually.**
- **All Fire Doors within the scope of the survey may contain asbestos materials unless sampled individually**

**Recommendations:** Comments and Recommendations are clearly stated on the Asbestos Sample Record Sheets within this document.

**N.B.** For 'Presumptive Asbestos' it is important to note 'comments' on the appropriate Sample Sheet!

## **2.0 Introduction**

Further to an initial request from Mr John Booth and in accordance with Carpenter Investments Ltd, City Environmental Services (UK) Ltd was requested to conduct a detailed asbestos refurbishment and demolition survey of 15-33 Hardman Street, Liverpool.

The purpose of this survey was to locate and identify the presence of any asbestos containing materials and ascertain any associated risk during the demolition or refurbishment works, as detailed in the drawings/specification provided.

The following report details, where applicable, all asbestos containing materials located during the survey within the area indicated on the photo or plan.

Included within this document is an asbestos register of asbestos containing materials and legislation requirements that should be examined and consulted should any work or actions that may cause damage or fibre release be considered.

It is a requirement by law that this document is kept up to date and that it is made freely available to all employees and persons working within the area that the document refers to.

### **3.0 Site Details and Contact Information**

The site surveyed consists of:

Roof covering: Tiles  
Main wall construction: Brick  
Number of floors: Four  
Main suspended floor construction: Wooden/Concrete  
Approx age: 1880's  
Any outbuildings: N/A

#### **Contact Information:**

##### **Client**

Carpenter Investments Ltd  
1 Sugnall Street  
Liverpool  
L7 7EB

Contact: Mr John Booth  
  
Telephone: 07966 176 192  
Fax:  
  
E-mail:

##### **Site Address**

15-33 Hardman Street  
Liverpool  
L1 9AS

Contact: Mr John Booth  
  
Telephone: 07966 176 192  
  
Fax:  
  
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##### **Report Author: Carol Summers**

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## 4.0 Survey Results and Recommendations

### ASBESTOS SAMPLE RECORD

Ref. No. 797001/001

DESCRIPTION: Rope. Sash windows – Flat and throughout property.



#### SAMPLE DETAILS:

<b>Type Detail:</b>	Rope	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	



**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/002

DESCRIPTION: Insulation debris to pipework. Throughout second floor - Sample taken R2.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/003

DESCRIPTION: Floor tiles & adhesive. Under flat stairs R4.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	3m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/004

DESCRIPTION: Floor covering. Under carpet R5 - Second floor.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	9m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/005

DESCRIPTION: Floor covering, R7 - Second Floor.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

**SURVEYOR COMMENTS**

**Similar covering throughout Second Floor**

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/006

DESCRIPTION: Insulation debris on pipework. R13 - Second Floor.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown
<b>Asbestos Present?</b>	None detected		
<b>Lab Detail:</b>			

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/007

DESCRIPTION: Woven flashguards & rope seal. Electric panels throughout property.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Woven Material and Rope	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Throughout
<b>Asbestos Present?</b>	Yes		
<b>Lab Detail:</b>	Chrysotile - White		

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/008

DESCRIPTION: Floor covering. Corridor - R25A, R48A, R49A, R50A & R51A.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/009

DESCRIPTION: Roofing felt. Loft space - Front of building.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Bitumen	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/010

DESCRIPTION: WC cistern. Toilet R26.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Resin	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	1

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Amosite - Brown

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>3</b>

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/011

DESCRIPTION: Artex. Walls & Ceiling of R2.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Textured Coating	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	12m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/012

DESCRIPTION: Green floor tiles & adhesive. R30, R34 & R35.



### SAMPLE DETAILS:

Type Detail:	Vinyl Material	Lab. Ref. No:	J080776
Access:	Good	Amount Present (approx):	10m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Good Condition	0
Surface Treatment:	Composites containing asbestos	0
Asbestos Type:	Chrysotile	1
Adjust:		0
Priority Level:		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/013

DESCRIPTION: Red floor tiles & adhesive. R31, R36 & R37.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	12m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/014

DESCRIPTION: WC cistern. R42.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Resin	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	3

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/015

DESCRIPTION: Floor tiles. R42.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	10m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/016

DESCRIPTION: Small wall tiles. R43, R48A & R122.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/017

DESCRIPTION: Tiles & adhesive used on window sills. Corridor next to R43, R47 & R122.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	1m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/018

DESCRIPTION: Insulation board. Vent panel R38.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Board	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	>1m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/019

DESCRIPTION: Insulation board. Low level below worktop R40.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Board	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	>1m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/020

DESCRIPTION: Artex. Walls & ceilings R41.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Textured Coating	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	100m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	High Damage	7
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
	<b>Priority Level:</b>	<b>9</b>

### RECOMMENDATION (Based on priority level above):

This material should be repaired/encapsulated and then managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/021

DESCRIPTION: Artex. Corridor top of stairs - First floor.

NO PHOTO  
TAKEN

**SAMPLE DETAILS:**

<b>Type Detail:</b>	Textured Coating	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	4m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/022

DESCRIPTION: WC cistern. R114 & R116.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Resin	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	1

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/023

DESCRIPTION: Red floor tiles. R117 & R119.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	10m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/024

DESCRIPTION: Green floor tiles. R118 & R120.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	10m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/025

DESCRIPTION: Floor tiles. Toilet Block R121.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/026

DESCRIPTION: Green floor tiles & tiles on window sill. R124.



### SAMPLE DETAILS:

Type Detail:	Vinyl Material	Lab. Ref. No:	J080776
Access:	Good	Amount Present (approx):	24m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Good Condition	0
Surface Treatment:	Composites containing asbestos	0
Asbestos Type:	Chrysotile	1
Adjust:		0
Priority Level:		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/027

DESCRIPTION: Small wall tiles. R128.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	10m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### SURVEYOR COMMENTS

**Chrysotile was found in both the tiles and the adhesive**

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/028

DESCRIPTION: Insulation debris. On pipe bracket and skirting board.

NO PHOTO  
TAKEN

**SAMPLE DETAILS:**

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	2m

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/029

DESCRIPTION: Floor tiles. Club dance floor - First floor.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/030

DESCRIPTION: Floor tiles. Fire exit in club.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/031

DESCRIPTION: Stair nosing. Club - First floor.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown
<b>Asbestos Present?</b>	None detected		
<b>Lab Detail:</b>			

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/032

DESCRIPTION: Artex. Ceiling of Dance Hall.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Textured Coating	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Scaffold Required	<b>Amount Present (approx):</b>	100m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/033

DESCRIPTION: Artex. Above damaged area of suspended ceiling - Ground Floor Club.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Textured Coating	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	200m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/034

DESCRIPTION: Insulation board. Back of door understair corridor - Club Ground Floor.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Board	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	1.5m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/035

DESCRIPTION: Panels. Internal of fridge - Basement.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Cement Product	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	24m2 x 2 fridges

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/036

DESCRIPTION: Floor tiles. Staircase to Basement.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	6m2

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/037

DESCRIPTION: Artex. Walls to basement staircase.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Textured Coating	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown
<b>Asbestos Present?</b>	None detected		
<b>Lab Detail:</b>			

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/038

DESCRIPTION: Woven flashguards. Basement electric cupboard.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Woven	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Throughout Property

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Good Condition	0
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.



**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/039

DESCRIPTION: Cloth insulation. Above ceiling toilet area - Basement of Club.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Cloth	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Throughout Basement
<b>Asbestos Present?</b>	None detected		
<b>Lab Detail:</b>			

**ASBESTOS SAMPLE RECORD**

Ref. No. 797001/040

DESCRIPTION: Floor tiles. Steps in Basement.



**SAMPLE DETAILS:**

<b>Type Detail:</b>	Vinyl Material	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown
<b>Asbestos Present?</b>	None detected		
<b>Lab Detail:</b>			

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/041

DESCRIPTION: Insulation board. Ceiling of old cellar ceiling - Basement.



### SAMPLE DETAILS:

Type Detail:	Board	Lab. Ref. No:	J080776
Access:	Poor	Amount Present (approx):	24m2

Asbestos Present?	Yes
Lab Detail:	Amosite - Brown Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

Product Type:	AIB, Textured Coating or Textile	2
Extent of Deterioration:	Medium Damage	6
Surface Treatment:	Enclosed sprays and lagging	1
Asbestos Type:	Amphibole excluding crocidolite	2
Adjust:		0
Priority Level:		11

### SURVEYOR COMMENTS

**Rubble piled up under ceiling. Environmental Clean needed**

RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/042

DESCRIPTION: Insulation board. Ceiling of corridor to Cellar.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Board	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	6m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Amosite - Brown Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	AIB, Textured Coating or Textile	2
<b>Extent of Deterioration:</b>	Medium Damage	6
<b>Surface Treatment:</b>	Enclosed sprays and lagging	1
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>11</b>

### RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/043

DESCRIPTION: Ceiling panels. Store room opposite Cellar.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Cement Product	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	3m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Low Damage	1
<b>Surface Treatment:</b>	Enclosed sprays and lagging	1
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>4</b>

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/044

DESCRIPTION: Pipe lagging. Floor of basement area.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Throughout Basement
<b>Asbestos Present?</b>	Yes		
<b>Lab Detail:</b>	Amosite - Brown		

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Thermal Insulation	3
<b>Extent of Deterioration:</b>	High Damage	7
<b>Surface Treatment:</b>	Unsealed lagging and sprays	3
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
	<b>Priority Level:</b>	<b>15</b>

### SURVEYOR COMMENTS

**No access until area cleaned by licensed contractors**

RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/045

DESCRIPTION: Pipe lagging. Shelves in Basement.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Throughout Store Room
<b>Asbestos Present?</b>	Yes		
<b>Lab Detail:</b>	Amosite - Brown		

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Thermal Insulation	3
<b>Extent of Deterioration:</b>	High Damage	7
<b>Surface Treatment:</b>	Unsealed lagging and sprays	3
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
	<b>Priority Level:</b>	<b>15</b>

### RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/046

DESCRIPTION: Pipe insulation. On floor in Store Room.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Throughout Store Room
<b>Asbestos Present?</b>	Yes		
<b>Lab Detail:</b>	Amosite - Brown		

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Thermal Insulation	3
<b>Extent of Deterioration:</b>	High Damage	7
<b>Surface Treatment:</b>	Unsealed lagging and sprays	3
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
	<b>Priority Level:</b>	<b>15</b>

### RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/047

DESCRIPTION: Pipe insulation. Pipework throughout Basement.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Insulation	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Amosite - Brown

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Thermal Insulation	3
<b>Extent of Deterioration:</b>	Medium Damage	6
<b>Surface Treatment:</b>	Unsealed lagging and sprays	3
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>14</b>

### RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/048

DESCRIPTION: Insulation board. Ceiling of Basement - Cellar area.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Board	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	30m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Amosite - Brown Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	AIB, Textured Coating or Textile	2
<b>Extent of Deterioration:</b>	Medium Damage	6
<b>Surface Treatment:</b>	Enclosed sprays and lagging	1
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>11</b>

### RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/049

DESCRIPTION: General view of Cellar Board ceiling. .



### SAMPLE DETAILS:

<b>Type Detail:</b>	Board	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	30m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Amosite - Brown

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	AIB, Textured Coating or Textile	2
<b>Extent of Deterioration:</b>	Medium Damage	6
<b>Surface Treatment:</b>	Unsealed AIB	2
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>12</b>

### SURVEYOR COMMENTS

**Same as survey number 048**

RECOMMENDATION (Based on priority level above):

This material should be removed by a licensed asbestos removal contractor under the control of Asbestos Regulation 2012 and disposed of as special waste before any refurbishment/demolition works take place.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/050

DESCRIPTION: General view of low level club. .



### SAMPLE DETAILS:

<b>Type Detail:</b>	Plasterboard	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/051

DESCRIPTION: General view of low level club. .



### SAMPLE DETAILS:

<b>Type Detail:</b>	plasterboard	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Unknown
<b>Asbestos Present?</b>	None detected		
<b>Lab Detail:</b>			

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/052

DESCRIPTION: General view of Club. .



### SAMPLE DETAILS:

<b>Type Detail:</b>	Plasterboard	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	Unknown

<b>Asbestos Present?</b>	None detected
<b>Lab Detail:</b>	

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/053

DESCRIPTION: WC cistern. Toilet area - Ground Floor Hostel Area.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Bakelite	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Poor	<b>Amount Present (approx):</b>	4

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Amosite - Brown

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Medium Damage	6
<b>Surface Treatment:</b>	Composites containing asbestos	0
<b>Asbestos Type:</b>	Amphibole excluding crocidolite	2
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>9</b>

### RECOMMENDATION (Based on priority level above):

This material should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797001/054

DESCRIPTION: Floor tiles. Hostel Bedrooms - Ground floor.



### SAMPLE DETAILS:

Type Detail:		Lab. Ref. No:	J080776
Access:	Good	Amount Present (approx):	60m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

### PRIORITY LEVEL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Good Condition	0
Surface Treatment:	Composites containing asbestos	0
Asbestos Type:	Chrysotile	1
Adjust:		0
Priority Level:		2

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.



## ASBESTOS SAMPLE RECORD

Ref. No. 797001/055

DESCRIPTION: Cement lining to fridge. Basement.



### SAMPLE DETAILS:

<b>Type Detail:</b>	Cement	<b>Lab. Ref. No:</b>	J080776
<b>Access:</b>	Good	<b>Amount Present (approx):</b>	12m2

<b>Asbestos Present?</b>	Yes
<b>Lab Detail:</b>	Chrysotile – White

### PRIORITY LEVEL ASSESSMENT:

<b>Product Type:</b>	Asbestos-Reinforced Composites	1
<b>Extent of Deterioration:</b>	Low Damage	0
<b>Surface Treatment:</b>	Enclosed sprays and lagging	1
<b>Asbestos Type:</b>	Chrysotile	1
<b>Adjust:</b>		0
<b>Priority Level:</b>		<b>4</b>

### RECOMMENDATION (Based on priority level above):

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## ASBESTOS SAMPLE RECORD

Ref. No. 797002/P001

DESCRIPTION: Woven caulking. Skylights.



### SAMPLE DETAILS:

Type Detail:	Textile	Lab. Ref. No:	
Access:	Tower	Amount Present (approx):	Throughout

Asbestos Present?	Presumed asbestos present
Lab Detail:	

### PRIORITY LEVEL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Composites containing asbestos	0
Asbestos Type:	Chrysotile	1
Adjust:		0
Priority Level:		3

RECOMMENDATION (Based on priority level above):

**This material has been presumed to contain asbestos.**

This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.

This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos Regulation 2012 and disposed of as special waste.

## 5.0 Asbestos Register

**Client:** Carpenter Investments Ltd  
**Project Title/Site:** 15-33 Hardman Street  
 Liverpool  
**Project Reference/Job No:** CES797002  
**Register Compilation Date:** 25 May 2016  
**Register Review Date:** May 2017  
**Date Surveyed:** 20 May 2016



Sample No	Location	Description	Analysis/ Proportion	Priority Level	Recommend.
CES797001/003	Floor tiles & adhesive. Under flat stairs R4.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/007	Woven flashguards & rope seal. Electric panels throughout property.	Woven Material and Rope	Chrysotile – White	2	See Sample Sheet
CES797001/008	Floor covering. Corridor – R25A, R48A, R49A, R50A & R51A.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/010	WC cistern. Toilet R26.	Resin	Amosite – Brown	3	See Sample Sheet
CES797001/012	Green floor tiles & adhesive. R30, R34 & R35.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/013	Red floor tiles & adhesive. R31, R36 & R37.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/015	Floor tiles. R42.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/016	Small wall tiles. R43, R48A & R122.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/017	Tiles & adhesive used on window sills. Corridor next to R43, R47 & R122.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/020	Artex. Walls & ceilings R41.	Textured Coating	Chrysotile – White	9	See Sample Sheet
CES797001/023	Red floor tiles. R117 & R119.	Vinyl	Chrysotile – White	2	See Sample Sheet
CES797001/024	Green floor tiles. R118 & R120.	Vinyl	Chrysotile – White	2	See Sample Sheet
CES797001/025	Floor tiles. Toilet Block R121.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/026	Green floor tiles & tiles on window sill. R124.	Vinyl Material	Chrysotile – White	2	See Sample Sheet

CES797001/027	Small wall tiles. R128	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/030	Floor tiles. Fire exit in club.	Vinyl Material	Chrysotile – White	2	See Sample Sheet
CES797001/035	Panels. Internal of fridge – Basement.	Cement Product	Chrysotile – White	2	See Sample Sheet
CES797001/038	Woven flashguards. Basement electric cupboard.	Woven	Chrysotile – White	2	See Sample Sheet
CES797001/041	Insulation board. Ceiling of old cellar ceiling – Basement.	Board	Amosite – Brown Chrysotile – White	11	See Sample Sheet
CES797001/042	Insulation board. Ceiling of corridor to Cellar.	Board	Amosite – Brown Chrysotile – White	11	See Sample Sheet
CES797001/043	Ceiling panels. Store room opposite Cellar.	Cement Product	Chrysotile – White	4	See Sample Sheet
CES797001/044	Pipe lagging. Floor of basement area.	Insulation	Amosite – Brown	15	See Sample Sheet
CES797001/045	Pipe lagging. Shelves in Basement.	Insulation	Amosite – Brown	15	See Sample Sheet
CES797001/046	Pipe insulation. On floor in Store Room.	Insulation	Amosite – Brown	15	See Sample Sheet
CES797001/047	Pipe insulation. Pipework throughout Basement.	Insulation	Amosite – Brown	14	See Sample Sheet
CES797001/048	Insulation board. Ceiling of Basement – Cellar area.	Board	Amosite – Brown Chrysotile – White	11	See Sample Sheet
CES797001/049	General view of Cellar Board ceiling.	Board	Amosite – Brown	12	See Sample Sheet
CES797001/053	WC cistern. Toilet area – Ground Floor Hostel Area.	Bakelite	Amosite – Brown	9	See Sample Sheet
CES797001/054	Floor tiles. Hostel Bedrooms – Ground floor.	Vinyl	Chrysotile – White	2	See Sample Sheet
CES797001/055	Cement lining to fridge. Basement	Cement	Chrysotile – White		See Sample Sheet
CES797002/P001	Woven caulking. Skylights.	Textile	Presumptive	3	See Sample Sheet

**Signed:**



**Print Name: IAIN ANDERSON**

## 6.0 Legal Considerations

The following information is for your records and guidance; we would be pleased to discuss any of the contents with you for clarification.

Regulation 4 of the Control of Asbestos Regulations (CAR) 2012 clearly places the following duties on persons in control of non-domestic premises to:

- ❖ Take reasonable steps to determine the location of materials likely to contain asbestos.
- ❖ Presume materials to contain asbestos unless a reasoned argument to the contrary can be made.
- ❖ Make and maintain a written record of the location of asbestos and presumed asbestos materials. It is a requirement to maintain this register, in that the condition of asbestos materials should be kept under regular review.
- ❖ Monitor the condition of asbestos and presumed asbestos materials.
- ❖ Assess the risk of exposure from asbestos and presumed asbestos materials and document the action necessary to ensure:

Any material known or presumed to contain asbestos which may create a risk of exposure because of its state and location is repaired or if necessary removed.

Any material known or presumed to contain asbestos is maintained in a good state of repair.

Information about the location and condition of material known or presumed to contain asbestos is given to anyone likely to disturb it.

Procedures and arrangements are in place so that work which may disturb material known or presumed to contain asbestos complies with all other requirements of the asbestos register.

There are implicit requirements contained within the following pieces of legislation:

- ❖ Health and Safety at Work Act etc 1974
- ❖ The Control of Asbestos Regulations 2012
- ❖ Approved Code of Practice L127 The management of asbestos in non-domestic premises.
- ❖ Approved Code of Practice L143 work with materials containing asbestos.
- ❖ The Management of Health and Safety at Work Regulations 1999
- ❖ The Construction (Design and Management) Regulations 2015
- ❖ The HSG 264 (The Survey Guide).

In the Control of Asbestos at Work Regulations, there is a stated requirement to make the risk assessment of hazards at work before the work begins.

In the Control of Asbestos Regulations (CAR) 2012, there is a stated requirement (Regulation 4) to prepare a plan to manage the asbestos within the building, during 'normal' use as well as when planning and undertaking any building or maintenance works.

This survey report is intended to form a basis on which to formulate your management plan. It must be stressed that this survey report does not constitute a management plan.

If you require assistance in preparing your management plan, please do not hesitate to contact us.

## 7.0 Health Considerations and Asbestos Materials

### Why is Asbestos Dangerous?

Breathing in asbestos fibres can lead to you developing one of three fatal diseases:

- Asbestosis which is a scarring of the lung leading to shortness of breath.
- Lung cancer.
- Mesothelioma which is a cancer of the lining around the lungs and stomach.

Asbestos related diseases are currently responsible for about 3000 deaths a year in Great Britain. These diseases can take from 15-60 years to develop, from first exposure, so you would not be aware of any sudden change in your health after breathing in asbestos fibres.

Many of those suffering today of asbestos related diseases worked in the building maintenance trades. They were carpenters, shopfitters, plumbers, electricians, gas service engineers etc. They were exposed to asbestos fibres in their day-to-day work with asbestos materials or because work with asbestos was carried out near them.

Below are some common types of asbestos and their applications:

### Spray Coatings

The method of application (as the name suggests) was by spraying of wet asbestos – binder slurry, using compressed air. The application was difficult to control and “overspray” on to adjacent surfaces or cavities are frequently found. Typically, the asbestos content of sprayed asbestos is at least 85%, with the most common forms of asbestos being Crocidolite (blue), but mixtures of Chrysotile (white) and Amosite (brown) are found. Sprayed coatings have the highest potential for fibre release. These are normally found in association with the following features:

- ❖ Thermal and acoustic insulation
- ❖ Fire protection to structural steelwork- Beam encasing.

### Textured Coatings

These materials typically referred to as “Artex” or “Artex Type” contain low levels of asbestos but should be removed under controlled conditions.



## **Thermal Insulation Material**

Thermal insulation (for example) pipe lagging is usually a friable material with an asbestos content of between 25% and 75%. The composition is variable and may include other non-asbestos fibres, natural vegetable or hair, as well as synthetic organic or mineral fibres. The composition of thermal insulation can also vary and may include several layers of different asbestos types. Common forms of lagging include a “hard set” type, which includes an outer layer of plaster or cement overlaying the inner asbestos layer and also a “pre-formed” sectional type, which may be over wrapped with canvas.

Thermal insulation material is found in association with the following systems:

- ❖ Boilers.
- ❖ Calorifiers or hot water tanks.
- ❖ Pipes and pipe lines.
- ❖ Pressure or reduction vessels.

## **Insulating Boards and Millboards**

Insulating boards are commonly found in the form of ceiling tiles, wall panels, firebreaks, soffit boards, etc., and contain mostly Amosite asbestos in a concentration range of between 17-25%. Because of their ubiquitous use in buildings, insulating boards are frequently encountered during maintenance activities. Millboards are low density boards with a higher asbestos content (mostly Amosite, but also Chrysotile) used for thermal and electrical insulation in switch boxes.



## **Cement**



Cement products constitute one of the largest uses of asbestos, although it is a hard material with a low content, (not usually above 15%) it has a low potential for fibre release. Later Cement products contain Chrysotile, but earlier products contained Crocidolite and Amosite. Asbestos cement is also found in a variety of forms, as corrugated sheets, gutters, pipes, flues, cowls, grilles, tanks, troughs and conduit, soffits, shutters, etc. The material has greater strength than

insulating board and thus makes it suitable for exterior applications, such as cladding with synthetic slates or roof tiles.

## **Others**

Other forms of asbestos may be present i.e. flooring materials, ropes and textiles, gland packing, paints and textured coatings, and plastic.

**\*Please do not hesitate to contact us should you require any further information.**



## **8.0 Survey Strategy**

### **Refurbishment/Demolition: Full Access Sampling and Identification Survey (Pre-demolition/major refurbishment surveys)**

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any Asbestos Containing Materials (ACMs) in the building and assess their condition. Once this has been achieved, the results will be formed into an Asbestos Register.

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment. This means that the survey may not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

Recommendations for the management of the ACMs will also be made.

#### **Hotspots.**

On occasions the surveyor may identify ACMs that are in particularly poor condition. These may present an immediate risk to the Client. If this occurs then two issues may present themselves:

- A danger to health.
- A risk of legal action.

In cases such as these the procedure would be to notify the Client of the situation and seek his agreement to do the following:

- Take the minimum measures necessary to make the area safe. Eg: Environmental clean and tape and polythene damaged areas.
- Take a sample of the material and send it off for analysis.
- If the sample is confirmed to contain asbestos then cost estimates can be provided for more permanent options to make safe. Eg: Encapsulation, repair, or removal etc.

More detail can be found in section 10.0 Typical Recommendations Explained.

## 9.0 Material Assessment Explained

Where a sample has been taken an algorithm has been formulated based upon the guidance found in HSG 264. The purpose of this system is to risk assess each presumed asbestos occurrence and decide upon the best recommendations in each case. A client should then be able to prioritise his actions.

<b>Description:</b>	Vinyl Tiles		
<b>Location:</b>	Bathroom		
<b>Photo No.</b>	7	<b>Job/Sample No:</b>	004
<b>Material Type:</b>	Vinyl	<b>Product Type:</b>	1
<b>Accessibility:</b>	Good	<b>Ext of Deterioration</b>	0
<b>Amount:</b>	8m2	<b>Surface Treatment</b>	0
		<b>Asbestos Type</b>	3

While on site the Surveyor identifies the product type, the extent of deterioration, and the surface treatment of the presumed asbestos material. A score is assigned to each of his/her conclusions. For a Management survey the sample results will confirm what the asbestos type will be. Generally, the higher the overall score the greater the risk. The lowest score might be 2 whereas the highest score could be 12 depending upon a variety of factors. For example:

	Type	Deterioration	Treatment	Asbestos Type	
Vinyl Floor Tiles	1	0	0	1	= 2
Poor Vinyl Tiles	1	3	0	1	= 5
Poor Pipe Lagging	3	3	3	3	= 12

The computer that generates this report is programmed to make recommendations based upon this score in line with the guidance set down by the relevant codes of practice/legislation. These recommendations will then be assessed by the Author and amended should the need arise. For example, the computer may recommend that an asbestos cement panel is in good condition and that basically should be left in position and managed. However, there may also be damaged asbestos insulation wall board within the same area which needs immediate removal. Since the property is due to be refurbished in the near future, the first recommendation might be amended to include the removal of the asbestos cement sheet at the same time as the wall board to save on subsequent removal costs.

## 10.0 Typical Recommendations Explained

Detailed recommendations are included on the Survey Results sheets only. The following recommendations may or may not appear on these sheets within this report. Where they do so the following explanations will provide additional information:

### Recommendation 1

- *This Asbestos Containing Material will need to be labelled with asbestos warning stickers, maintained in the asbestos register, and included within a periodic inspection regime.*

Once asbestos materials have been identified it is essential that appropriate management and remedial measures are introduced. In general asbestos materials which are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff and others who may be affected. Labelling of the material may be appropriate together with periodic condition inspections.

### Recommendation 2

- *This asbestos containing material will need to be labelled with asbestos warning stickers, maintained in the asbestos register, and included within a periodic inspection regime. If at any time it is likely to be disturbed by maintenance or refurbishment works, a risk assessment should be undertaken. This may confirm that the ACM can be removed by a competent contractor under the Control of Asbestos Regulations (CAR) 2012 Approved Code of Practice L143 and disposed of as hazardous waste.*

Some materials contain asbestos but are not licensed. This means that providing the removal contractor is competent, the material can be removed as hazardous waste without the need for a licensed contractor. However, in order to be competent, the contractor requires training in the following areas:

- The effects asbestos can have on your health, including the added danger of smoking.
- The presence of other hazards such as work at heights etc.
- The uses and locations of asbestos materials in buildings and plant.
- The type of work you are allowed to do by law.
- What the CAR require you to do.
- Work methods and equipment you need to use to do the task properly.
- The correct choice, use and maintenance of personal protective equipment.
- Decontamination procedures.
- Maintenance of control measures.
- Emergency procedures.
- Waste disposal.

Very often a competent contractor is unable to obtain the insurance cover to allow him to carry out this work.

The HSE also says that a contractor needs to be supervised to ensure that he does the works properly.

### Recommendation 3

- *This asbestos containing material will need to be labelled with asbestos warning stickers, maintained in the asbestos register and included within a periodic inspection regime. If at any time it is likely to be disturbed by maintenance or refurbishment works, a risk assessment should be undertaken. This may confirm that the ACM needs to be removed by a HSE licensed contractor under the Control of Asbestos Regulations (CAR) 2012 Approved Code of Practice L143 and disposed of as hazardous waste.*

Some materials are licensed which means that they can only be removed by a licensed removal contractor. These materials are commonly known as asbestos insulation board, asbestos insulation. Removal of this material would need to be notified to the HSE prior to commencement of the work.

The disposal of all forms of asbestos whether licensed or unlicensed in nature needs to comply with the new Hazardous Waste Regulations July 2005 and in some qualifying cases be notified to the Environment Agency and transported to the tip under the consignment note procedure as hazardous waste.

### Recommendation 4

- *The surveyor has indicated that this material needs immediate attention.*

Very often when undertaking surveys, hot spots come to our attention that really should not be left as they are. It is important to be clear about what needs to happen with these situations before the surveying commences. For example:

- *Artex has flaked from the ceiling over soft furnishings, areas used for food preparation, and areas open to the public. Artex can contain significant levels of Chrysotile.*
- *Asbestos insulation board panels commonly mistaken for plasterboard have been damaged and walked through the building. AIB can contain significant levels of Amosite.*
- *Asbestos cement roof sheets, gutters and downpipes have been damaged resulting in debris. AC can contain Chrysotile, Amosite, and Crocidolite.*
- *Damaged pipe insulation dusting into occupied spaces. This can contain high levels of Amosite and Crocidolite.*

The surveyor will notify the client immediately of any situation and offer to arrange to do the minimum to make safe:

- Vacuum with a type H vacuum cleaner.
- Cover any affected area with polythene.
- Temporarily seal off a room and erect warning notices.

The surveyor may also recommend additional measures which may range considerably in cost and complexity:

- A hand pick of the area is required.
- An environmental clean is required.
- The material needs to be encapsulated with an approved sealer.
- This material needs to be repaired.
- This material needs to be protected by a physical barrier.
- This material should be properly risk assessed and removed by a competent contractor under the Control of Asbestos Regulations (CAR) 2012 Approved code of Practice L143 and disposed of as hazardous waste.
- This material should be properly risk assessed and removed by a licensed contractor under the Control of Asbestos Regulations (CAR) 2012 Approved Code of Practice L143 and disposed of as hazardous waste.

City Environmental Services (UK) would only wish to give recommendations. However according to his licence from the HSE, if recommendations about a very serious situation were being ignored, he would be under a duty to report the matter to the HSE. Additionally if the person in control of the work is a member of the RICS, he would be duty bound to report the matter regardless of his conditions of service. In practice we will immediately notify the client verbally, follow up in writing, and then trust the Client to deal with the matter. We respect the fact that the client is free to ask another contractor to make the situation safe.

## 11.0 Limitations of Survey

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to inspect all normally accessible areas to identify the physical presence of materials presumed to contain asbestos. Risers, voids and structural ducts were inspected where readily demountable covers existed at access points. However:

1. No equipment, machinery, or ducting was moved, opened up or examined.
2. Where asbestos materials prevented further access to areas (e.g. above asbestos ceilings), the investigation was halted. Any such incidences are stated within this Report.
3. Manhole covers believed to be part of the drainage system were not accessed.

Certain items by their nature should be assumed to have an asbestos content, for example fuses to electrical boxes, gaskets, ropes associated with heating cables, storage/electrical heaters/fans or power plant. These were not sampled if the services were live during the survey and should be presumed to have asbestos content unless proved otherwise.

The extent of a material sampled was assessed visually and should be considered as an approximate measure only. Drawings should not be used for scaling purposes, but considered indicative only of sample and material locations.

This survey does not cover the following areas:

### Specific No Access Areas

**\* No access was gained to second level of main tank room as no safe access could be gained**

### Standard No Access Areas

- Sump areas.
- Hot and cold water system including any silt within water vessels.
- Drainage or ducting.

Responsibility cannot be accepted for damage to the building etc. arising from inspections, nor for any asbestos materials found at a later date but not indicated within this Report. This Report does not constitute a bill of quantities and is not intended for use as a specification of works.

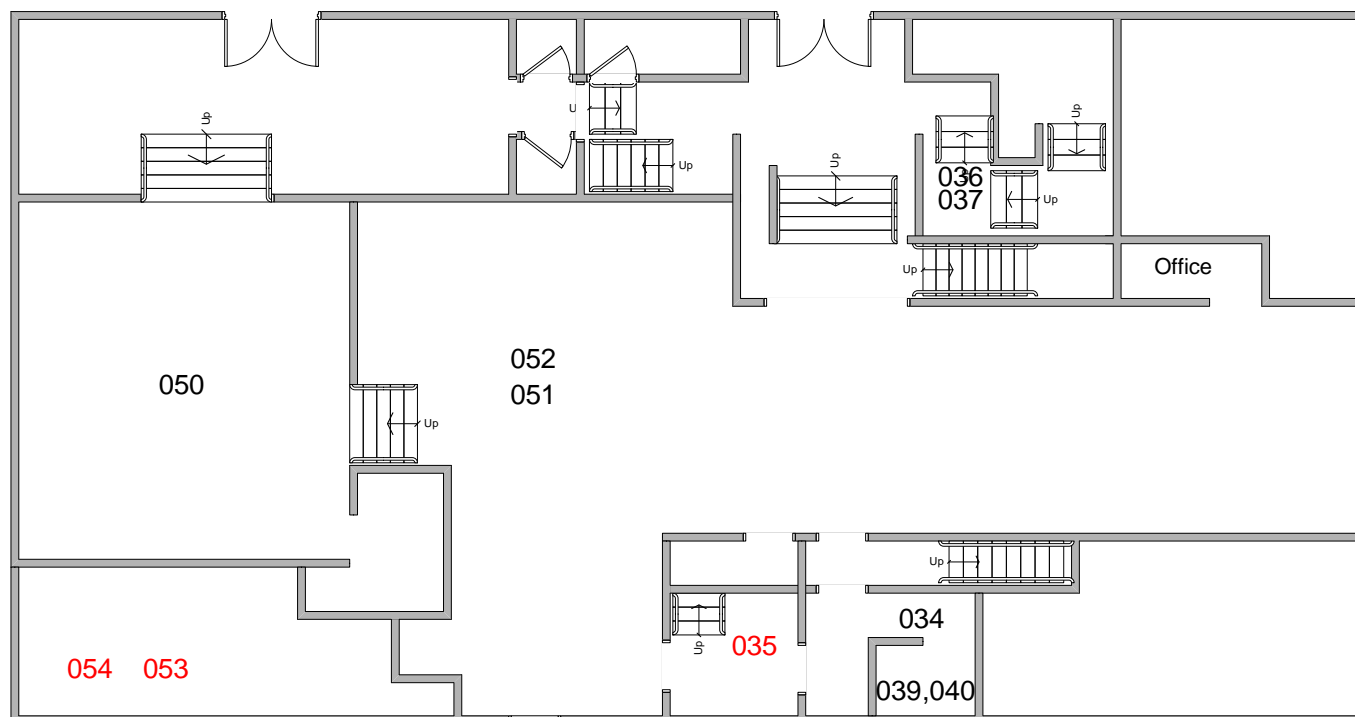
## **Caveat Required by Insurance**

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

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

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Where an area has been previously been stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2006 laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered ,by this survey it will be due to no access for one reason or another i.e. working operatives, sensitive location or simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is presumed present and in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly. Certain materials contain asbestos to varying degrees and some may be more densely contaminated at certain locations (Artex for example). Where this is the case the sample may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- City Environmental Services cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- City Environmental Services 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 danger is unavoidable and will be limited to just that necessary for the taking of the sample.

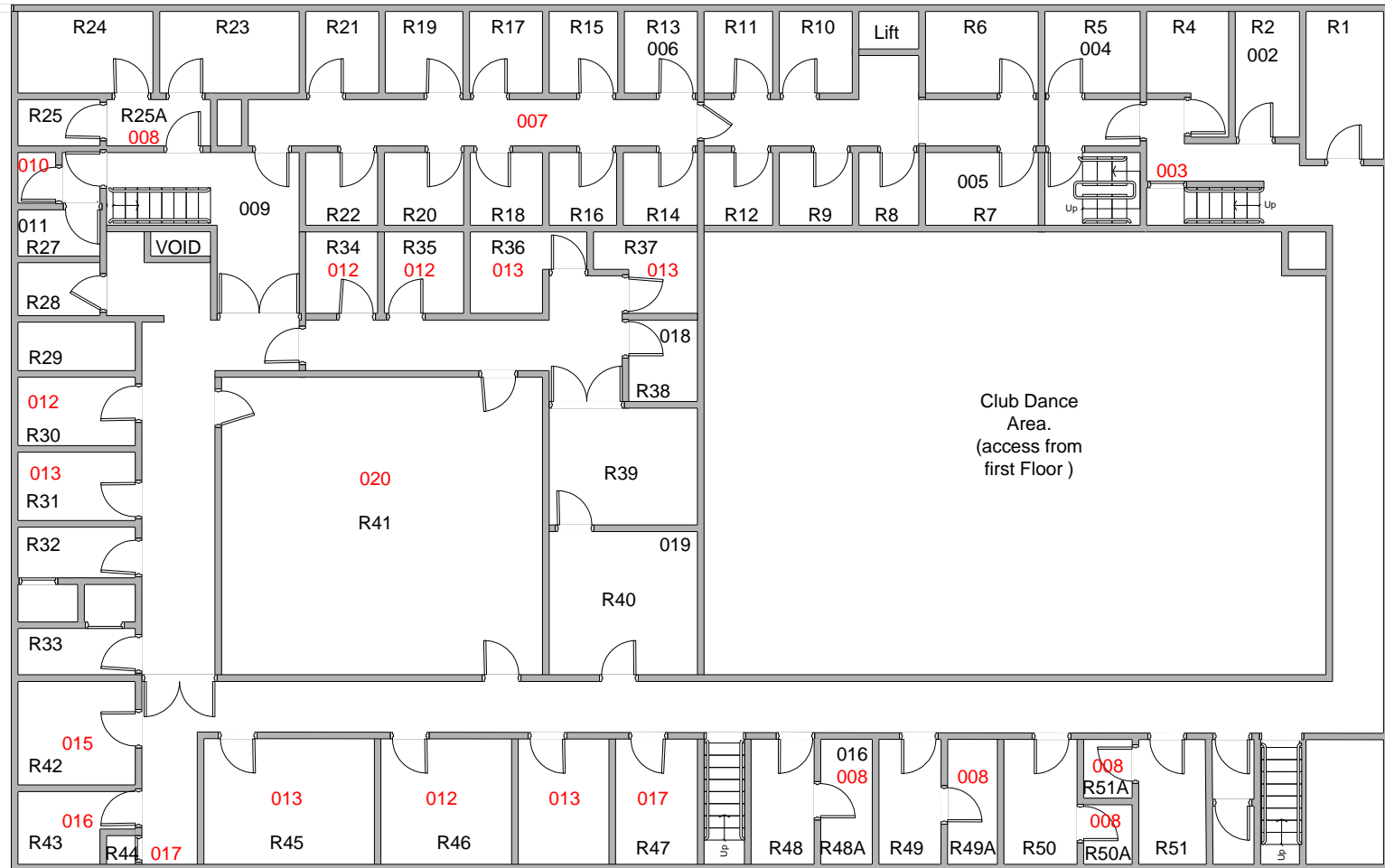
## 12.0 Site Plan



Samples  
038,041,042,043,044,045,046,047,048,049 are all  
in the basement. The basement should only be  
accessed by Licensed Asbestos Removal  
Contractors.







Head Office

