

ASBESTOS REFURBISHMENT SURVEY REPORT



Client	Network Space Land Limited
Site	Unit C Sovereign Industry Park, Wilson Road, Huyton, Liverpool, L36 6AD
Date report issued	26th May 2022
Recommended Date for Reinspection	20th May 2023
Survey reference	J723744
Lead surveyor	Andrew Owen
Assistant surveyor	N/A
UPRN	N/A

No. of Asbestos Risks Identified	
 Category A	0
 Category B	0
 Category C	2
 Category D	0
 Areas not accessed (Presumed asbestos)	3

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Surveyor Signature:


Andrew Owen

Claire Binns

Approval Signature:

1.0 INTRODUCTION

Tersus Consultancy Ltd of Eurosafe House, Centurion Park, Tribune Way, Clifton Moor, York received instructions from Sheila Taylor of:

Network Space Land Limited, Centrix House, Crow Lane East, Newton-le-Willows, WA12 9UY

to undertake an asbestos refurbishment survey, to HSG 264 standard, of:

Unit C Sovereign Industry Park, Wilson Road, Huyton, Liverpool, L36 6AD

Works were carried out on-site during the period 20 May 2022 to 20 May 2022. The Lead Surveyor was Andrew Owen

Records of previous surveys by Tersus:

Job Number	Survey type	Date of survey
We have not completed any previous surveys to this building.		

The agreed scope of works included:

Refurbishment survey throughout property

Building notes:

Industrial unit

The building was occupied during the time of the survey.

N/A

2.0 EXECUTIVE SUMMARY

The extent of this inspection was to undertake an asbestos refurbishment survey as defined in HSG264. The purpose of this survey is to assist the client in complying with requirements of the Control of Asbestos Regulations 2012.

A refurbishment survey is used to locate and describe, as far as reasonably practical all Asbestos Containing Materials (ACMs) in the area where refurbishment work will take place. The survey will be intrusive and involve destructive inspections as necessary to gain access to all relevant areas including these, that may be difficult to reach within the scope of the survey. Furthermore, a refurbishment survey may also be required in circumstances when more intrusive maintenance and repair work will be carried out e.g. for plant removal or replacement.

Information on the results of this inspection is detailed within report, including appendices and annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyor's opinions, findings and limitations.

This report includes priority assessment scores at the specific request of the client. It is not normally expected for a refurbishment survey to include priority assessments because all asbestos is expected to be removed prior to the refurbishment works. However, priority assessment scores have been included as it is anticipated that the management of asbestos risks identified in this report will need to take place for a period after the survey and before refurbishment.

Within the scope of this survey the findings were as follows:

ACMs identified:

Total Number of ACMs identified:	2
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ACMs Recommendation summary:

Remove:	0
Encapsulate & Manage:	0
Manage:	2

Full details of any ACMs requiring action, can also be found summarised within the 'Action Plan'. Details of all identified, presumed and strongly presumed asbestos can be found in the 'Asbestos register'.

Non-accessed areas:

Number of non-accessed areas:	3
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Non-accessed areas are noted within the 'Non-accessible areas register'. Any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Tersus can assist in compiling asbestos management plans, on-going re-inspection and assisting with the management of asbestos remediation.

Action Register

The following table summarises the asbestos-containing materials (ACMs) that require action based on our assessment of the ACMs identified, strongly presumed and presumed at Unit C Sovereign Industry Park.

The Control of Asbestos Regulations place a duty on the duty-holder, as the person with the best understanding of the building and its use, to ensure a suitable and sufficient assessment is undertaken so that the risks from asbestos can be mitigated.

The recommended actions are provided here to assist in that assessment and mitigation. As refurbishment has been scheduled for the survey areas, it is recommended all asbestos is safely removed in advance. If it is intended that the asbestos will need to be managed for a time prior to refurbishment then the following recommendations may apply: Restrict Access / Remove / Encapsulate / Repair. Please refer to Sections 3.0 and 4.0 for further details.

Building	Floor Level	Room	Item/Inspection Reference	Item Description	Risk Category	Recommended Action
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No asbestos items requiring remediation. Please refer to Section 3.0 for further information.

Definition of Recommended Actions

Remove	Restrict Access / Remove (due to an immediate risk) - Restricting access and/or removal of asbestos containing materials is recommended on the basis that its condition, location could result in exposure to persons, spread of asbestos, or release to the environment..
	Remove (where the item falls into a refurbishment area) - It may be that the identified materials need to be removed ahead of any refurbishment or maintenance works.
Encapsulate/ Repair, then manage	Apply encapsulant coating to the asbestos material to safely contain the fibres. Encapsulation is an alternative to removal, where reasonably safe and practicable. Manage within the asbestos management plan once repaired.
For the above actions, there may be a requirement to prohibit access to a location that has been identified as containing damaged asbestos materials and poses a hazard. In addition, air testing may also be recommended to help ascertain if additional control measures are required.	
Manage	Where asbestos is left in-situ or an area has not been accessed during the survey, the person responsible for the premises has a duty to develop and implement a management plan to help prevent accidental damage and exposure occurring. This plan should ensure that: 1) a current record of the location, condition, maintenance and removal of asbestos-containing materials (ACMs) and/or areas of no access is kept; 2) the ACMs are maintained in a good state of repair through regular monitoring; 3) where there are areas of no access, these are presumed to contain asbestos until proven otherwise; 4) people are informed of the locations of ACMs to prevent accidental disturbance; 5) arrangements are in place to ensure that work which might disturb the ACMs, complies with the Control of Asbestos Regulations (CAR); 6) the plan is reviewed at regular intervals so that it remains relevant. Regulation 4 of CAR requires known and presumed ACMs to be monitored for any deterioration in their condition. How often the ACMs need to be checked varies depending on the type of ACM, its location and the activities around it, but the frequency of monitoring should not exceed 12 months. In some situations, the labelling of ACMs can assist with monitoring and management.

Non-Accessed Areas Register

The following table summarises specific areas at the property that have not been inspected as part of the survey methodology. **These areas should be presumed to contain asbestos until proven otherwise.**

Building	Floor level	Room	Item / Inspection Reference	Item Description	Position	Comments
Unit C Sovereign Industrial Park, Liverpool	Ground Floor	Warehouse	#5	No access	Within live powrmatic heater	
Unit C Sovereign Industrial Park, Liverpool	Ground Floor	Warehouse	#7	No access	Within powrmatic heater to rear of warehouse	
Unit C Sovereign Industrial Park, Liverpool	Ground Floor	Warehouse	#8	No access	Within live electrical equipment throughout	

3.0 Asbestos Survey Findings

The following table(s) list the areas included in the survey, whether asbestos was found or not and whether the area was accessible or not. For further details on room notes, the risk assessment scores, risk categorisation, recommendations and photographic records, refer to Section 4.0. Asbestos types marked with an (*) are strongly presumed to be visually consistent with other asbestos items identified at the site.

Priority Assessment undertaken?	Yes / No
	Yes

Building	Unit C Sovereign Industrial Park, Liverpool								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
External	Exterior of the building				No Asbestos Identified				Steel roof soffits. Modern mastic to door and window surrounds. Modern polythene DPC in low level walls. Modern mastic to metal & plastic gutter & downpipes.
Ground Floor	Rear office				No Asbestos Identified				Plasterboard ceiling, masonry walls, modern anti-slip flooring & upskirt onto concrete floor.
Ground Floor	Rear office lobby				No Asbestos Identified				Plasterboard ceiling, masonry walls, concrete floor. Timber boxing to beams.
Ground Floor	Fire exit stairwell from adjacent building				No Asbestos Identified				Sheet steel to the underside of the roof, masonry walls, concrete stairs.
Ground Floor	Warehouse	#4	Gaskets	To front of powrmatic heater	Chrysotile	1no.	C	Monitor and manage	Composite sheet steel roof, sheet steel & masonry walls MMMF insulation in cavities, concrete floor. Modern rubber gaskets to pipework.
Ground Floor	Warehouse	#5	No access	Within live powrmatic heater	Inaccessible, Presume asbestos	1no.	No Access		
Ground Floor	Warehouse	#6*	Gasket	To front of powrmatic heater	Chrysotile*	1no.	C	Monitor and manage	
Ground Floor	Warehouse	#7	No access	Within powrmatic heater to rear of warehouse	Inaccessible, Presume asbestos	1no.	No Access		
Ground Floor	Warehouse	#8	No access	Within live electrical equipment throughout	Inaccessible, Presume asbestos	12no.	No Access		
Ground Floor	PPE store				No Asbestos Identified				Timber ceiling joists with timber floor boards, masonry walls, concrete floor. Modern mastic to door frames.

Building	Unit C Sovereign Industrial Park, Liverpool								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Ground Floor	Cleaners store				No Asbestos Identified				Timber ceiling joists with timber floor boards, masonry walls, concrete floor. Modern mastic to door frames.
Ground Floor	Ladies toilet				No Asbestos Identified				Plasterboard ceiling, masonry walls, modern anti-slip vinyl to concrete floor.
Ground Floor	Gents toilet				No Asbestos Identified				Plasterboard ceiling, masonry walls, modern anti-slip vinyl to concrete floor.
Ground Floor	Canteen				No Asbestos Identified				Plasterboard ceiling, masonry walls plastic cladding at low level, modern anti-slip vinyl to concrete floor.
1st Floor	Rear office 1	#1	Blue vinyl floor tiles and adhesive	Floor	No Asbestos Detected			None required	Modern fibreboard tiles to ceiling grid with steel beam & sheet steel roof above, masonry & plasterboard walls, vinyl onto timber floor.
1st Floor	Rear office 2	#2*	Blue vinyl floor tiles and adhesive	Floor below modern black vinyl	No Asbestos Detected			None required	Modern fibreboard tiles to ceiling grid with steel beam & sheet steel roof above, masonry & plasterboard walls, vinyl onto timber floor.
1st Floor	Rear office 3	#3*	Blue vinyl floor tiles and adhesive	Floor	No Asbestos Detected			None required	Modern fibreboard tiles to ceiling grid with steel beam & sheet steel roof above, masonry & plasterboard walls, vinyl onto timber floor.
1st Floor	Management office				No Asbestos Identified				Plasterboard ceiling, masonry walls, modern anti-slip vinyl to timber floor. Modern pad to sink. Ceiling hatch inspected.
1st Floor	Meeting room				No Asbestos Identified				Modern fibreboard tiles to ceiling grid with sheet steel to underside of the roof, masonry walls, carpet onto timber floor.

4.0 SAMPLE AND RISK ASSESSMENT INFORMATION - Please also refer to Appendix 1 - Survey Methodology and Limitations.

Item / Inspection Ref:	#1	Material Assessment	Product type:		
Sample Ref:	PD001815		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 24 2022		Asbestos Type:		
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Rear office 1		Location:		
Position:	Floor		Accessibility:		
Item Description:	Blue vinyl floor tiles and adhesive		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#2	Material Assessment	Product type:		
Sample Ref:	As Sample PD001815		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Rear office 2		Location:		
Position:	Floor below modern black vinyl		Accessibility:		
Item Description:	Blue vinyl floor tiles and adhesive		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#3	Material Assessment	Product type:		
Sample Ref:	As Sample PD001815		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Rear office 3		Location:		
Position:	Floor		Accessibility:		
Item Description:	Blue vinyl floor tiles and adhesive		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#4	Material Assessment	Product type:	2	
Sample Ref:	PD001817		Condition / Damage:	1	
Survey date:	20/05/22		Surface Treatment:	1	
Analysis date:	May 24 2022		Asbestos Type:	1	
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:	5	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	2	
Room:	Warehouse		Location:	1	
Position:	To front of powrmatic heater		Accessibility:	0	
Item Description:	Gaskets		Extent/amount:	1 1no.	
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	0	
		Frequency of Maintenance:	0		
		Priority Score:	4		
		Total Score:	9		
Comments:					

Item / Inspection Ref:	#5	Material Assessment	Product type:	
Sample Ref:			Condition / Damage:	
Survey date:	20/05/22		Surface Treatment:	
Analysis date:			Asbestos Type:	
Building:	Unit C Sovereign Industrial Park, Liverpool	Priority Assessment	Material Score:	
Floor level:	Ground Floor		Occupant Activity:	
Room:	Warehouse		Location:	
Position:	Within live powrmatic heater		Accessibility:	
Item Description:	No access		Extent/amount:	1no.
Level of Identification:	INACCESSIBLE (PRESUMED)		Number of Occupants:	
Action:			Frequency of Use:	
			Time in Area:	
			Maintenance activity:	
RISK CODE:	No Access		Frequency of Maintenance:	
		Priority Score:		
			Total Score:	
Comments:				



Item / Inspection Ref:	#6	Material Assessment	Product type:	2	
Sample Ref:	As Sample PD001817		Condition / Damage:	1	
Survey date:	20/05/22		Surface Treatment:	1	
Analysis date:			Asbestos Type:	1	
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:	5	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	2	
Room:	Warehouse		Location:	1	
Position:	To front of powrmatic heater		Accessibility:	0	
Item Description:	Gasket		Extent/amount:	11no.	
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	1	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	1	
		Frequency of Maintenance:	1		
		Priority Score:	5		
			Total Score:	10	
Comments:					

Item / Inspection Ref:	#7	Material Assessment	Product type:			
Sample Ref:			Condition / Damage:			
Survey date:	20/05/22		Surface Treatment:			
Analysis date:			Asbestos Type:			
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:			
Floor level:	Ground Floor		Occupant Activity:			
Room:	Warehouse		Location:			
Position:	Within powrmatic heater to rear of warehouse		Accessibility:			
Item Description:	No access		Extent/amount:	1no.		
Level of Identification:	INACCESSIBLE (PRESUMED)		Number of Occupants:			
Action:		Priority Assessment	Frequency of Use:			
RISK CODE:	No Access		Time in Area:			
			Maintenance activity:			
			Frequency of Maintenance:			
			Priority Score:			
			Total Score:			
Comments:						

Item / Inspection Ref:	#8	Material Assessment	Product type:			
Sample Ref:			Condition / Damage:			
Survey date:	20/05/22		Surface Treatment:			
Analysis date:			Asbestos Type:			
Building:	Unit C Sovereign Industrial Park, Liverpool		Material Score:			
Floor level:	Ground Floor		Occupant Activity:			
Room:	Warehouse		Location:			
Position:	Within live electrical equipment throughout		Accessibility:			
Item Description:	No access		Extent/amount:	12no.		
Level of Identification:	INACCESSIBLE (PRESUMED)		Number of Occupants:			
Action:		Priority Assessment	Frequency of Use:			
RISK CODE:	No Access		Time in Area:			
			Maintenance activity:			
			Frequency of Maintenance:			
			Priority Score:			
			Total Score:			
Comments:						

APPENDIX 1 - SURVEY METHODOLOGY AND LIMITATIONS

Methodology

Asbestos Refurbishment Survey

This type of survey is used to locate and describe the condition and extent of Asbestos containing materials (ACMs) in the building to areas requiring refurbishment, so far as reasonably practicable.

The survey is designed to be used as a basis for the safe removal of ACMs prior to the refurbishment works occurring. It may involve destructive inspection techniques as necessary to gain access to these areas. The level of intrusive inspection may be tailored to the customers' requirements as detailed in the quote.

Due to the inherent risk to health, refurbishment asbestos surveys should only be conducted in un-occupied buildings or sites which will remain un-occupied until any remedial or removal measures have been undertaken. Refurbishment asbestos surveys require substantial disruption to the building; the level of this destructive element will be agreed with the client in contract review prior to the site survey taking place. Intrusive inspections will be impeded where the immediate area of inspection cannot be vacated fully.

The material assessment scores reflect the surveyor's evaluation of risk from the ACM, identified and/or presumed, regardless of the refurbishment project plan: asbestos containing materials likely to be damaged during the refurbishment work should be removed. Any damage to ACM after our assessment, and prior to remediation, will elevate the potential risk.

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during demolition, and therefore contingencies must be made to include the potential risks that asbestos containing materials may remain unidentified.

If the survey has been undertaken to specific locations, then this will be clearly stated in the body of the report.

Methods used to carry out the survey were agreed with the client prior to any works being carried out. All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary; further details are provided in sections 3.0 and 4.0. Our surveying work is carried out in line with published guidance and our in-house procedures.

Inspection Procedure

Each room or area is inspected individually noting relevant building materials and those which may contain asbestos. All heating, ventilation, services, riser, voids etc, are accessed where reasonably practicable. Occupied areas can impose restrictions on sampling, and on the type and level of inspection that can be undertaken. Any such limitations will be noted in section 3.0.

The surveyor will not go beyond asbestos containing materials but will record substrates to decorative finishes where possible.

Depending on the detailed scope agreed with the client, representative inspection will be undertaken where reasonably practicable. Where there is a limitation on access, this will be detailed in the report and asbestos should be assumed to be present unless proven otherwise.

Sampling

Sampling is carried in line with published guidance and in-house procedures. The number of samples collected is dependent on the extent and range of materials present and the extent of variation in those materials. In addition, the occupancy and operation of a site may also have an impact on the ability for sampling to take place safely. This being so, the surveyor will determine an appropriate and representative sampling strategy at site during the survey. Materials that are not obviously asbestos (e.g. brick, glass, wood) will not be sampled, but may be detailed in the room notes.

Findings with the survey report, including samples are referred to as follows:

Sampled items - these are identified by the following reference number format e.g. J999999#01. The item has been sampled and will have been analysed for asbestos using polarised light microscopy to determine whether asbestos is present and the type of asbestos fibre.

Strongly Presumed - these items are identified by the following reference number format e.g. As Sample J99999#01*. Such items are observed to be visually consistent with a similar material sampled within this survey.

Presumed - these items are identified by the following reference number format e.g. J999999#Presumed. Such items have not been sampled but may contain asbestos and/or it is unsafe to obtain a sample. Asbestos may also be presumed to be present in inaccessible areas.

Samples of textured coating

The sampling of textured coating is undertaken carefully, in-line with published guidance and our in-house procedures. However, the asbestos fibres in textured coating are not uniformly present and this can make the positive identification of asbestos fibres in samples difficult. Therefore, it is recommended that where a building/area is proven to contain asbestos textured coating through sample analysis, that all textured coating in that building/area is assumed to contain asbestos, irrespective of any analysis that indicates otherwise.

Samples of dust

Unless specifically requested by the client the sampling of dust has not been undertaken. Guidance in HSG248 states that sampling and analysis of asbestos in settled dust is not recommended except in specific circumstances where the spread of asbestos from a substantial recent release incident is being investigated - it should not be routine or part of a bulk sampling programme.

Sampling is not advised due to the technical difficulties (e.g. efficacy of collection methods) and surface deposit/settled dust variability (i.e. representativeness) as well as uncertainties in the statistical relevance and in the assessment and evaluation of risk that arises from the detection of low numbers of fibres.

Soil and made ground

This report does not include any sampling for asbestos in soil and/or made ground.

Inaccessible areas within scope

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during actual demolition. The client's management plan should include arrangements to mitigate any latent risks relating resulting from areas not accessed.

Potential asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.

Miscellaneous

All quantities given are approximated without the use of measuring aids. The quantities are for guidance purposes only and Tersus do not take any responsibility for the accuracy of the quantities.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on content and visual appearance alone. Water absorption tests on materials have not been carried out unless otherwise stated.

The survey report remains the intellectual property of Tersus until full and final payment has been received. On settlement, the information in this report remains the property of the client only and does not allow for or imply any collateral warranty to third parties.

LIMITATIONS & RESTRICTIONS

These are general limitations, some of which may have been unforeseen during our review of your specific requirements.

These may include concealed spaces, unknown spaces, locked rooms and high-level areas, for example.

Restrictions place constraints on the inspection process, due to the need to protect health and safety, structural stability, security and/or or weather tightness of the property, on completion of the survey.

Access limitations may trigger the need for a re-visit when the restrictions can be safely lifted and/or may require specialist contractors, or more extensive/controlled demolition. Materials, products, items and areas not identified in this report should be presumed as asbestos containing in the absence of information to the contrary. Please contact your Tersus contract team in the event additional work is required or for more advice.

Additional asbestos containing materials (ACM) may be present behind or above suspected/known ACM and so additional surveying may be required in such areas following initial asbestos removal. Consequently, we are unable to quantify/qualify nor report on asbestos in these areas. In particular if any plant or equipment cannot be confirmed as isolated, asbestos may be presumed to be present.

Plans

If plans of the premises to be inspected are not made available, it may not be assumed that all areas have been identified or accessed. Plans may be hand sketched in order to avoid misinterpretation. However, in complex premises, Tersus cannot guarantee that all areas have been identified. It is the client's responsibility to check the supplied drawing and to highlight to us any concealed or obstructed areas not shown.

Reasonable access

Furniture, fixtures or fittings shall be moved where possible during the survey. Access to areas obstructed by these items where known will be restricted and have been recorded within the survey report.

Representative access into voids, risers, ducts etc. was made through existing removable access hatches, panels, ceiling tiles etc. which can be replaced in the same condition. In areas that cannot be vacated by the occupants and excessive damage is required, then this will be recorded as a not accessed.

Site conditions at the time of the survey may mean that floors under large carpeted areas have not been surveyed in their entirety; the carpeted area may be very large, have furniture placed upon it, or it may be stuck down etc.

Where materials exist at a height and these were beyond which it was reasonably practical to access the materials have been visually determined and presumptions may have been made.

Potential Access restrictions

In the event that specific restrictions are encountered these are documented within the survey report. Examples of these might include:

Confined spaces that were not evident during the scoping process.

Live mechanical and electrical services i.e. in the absence of an isolation certificate or similar.

Lift shafts, where no lift engineer was provided.

Any area which is required to be occupied after the survey, where more substantial re-instatement is required, beyond what was originally agreed in the scope of work.

RISK ASSESSMENT PROCESS

Material Assessment

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACMs with scores of 10 or more are regarded as having a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

Material Assessment Algorithm

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

Priority Assessment

If specifically requested by the client, number scores are allocated to each ACM location to assess the risk of someone disturbing the ACM. Factors assessed are, Occupant Activity, Likelihood of Disturbance, Human Exposure Potential and Maintenance Activity.

The Priority Assessment scores are added to the Material Assessment scores to provide an overall risk assessment for each ACM. ACMs with scores of 19 or more are regarded as being at a high risk, 13-18 medium risk, 9-12 low risk and 8 or less very low risk.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code to assist in the prioritisation of mitigation actions to reduce the risk.

IMPORTANT: The priority assessment is based on that detailed within HSG227 - A comprehensive guide to managing asbestos in premises - 2002 and where provided, is given as an indication only. The duty-holder retains the responsibility to check that the priority assessment reflects the activities at the site and he/she should update the assessment as necessary. Should you require any further assistance with that, please contact us. Priority assessments scores (PAS) are outside the scope of our UKAS accreditation.

Priority Assessment Algorithm

Sample Characteristic	Score	Example description
Normal Occupant Activity (Repeat for secondary activities as necessary)	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activity (e.g. offices) Periodic disturbance (e.g. industrial or vehicular) High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
Likelihood of disturbance <i>Location</i> <i>Accessibility</i> <i>Extent/amount</i>	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well-ventilated areas Rooms up to 100m ² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items (e.g. gaskets, fuse linings) <10m ² or <10m pipe run >10m ² to ≥50m ² or >10m to ≥50m pipe run >50m ² or >50m pipe run
Human exposure potential <i>Number of occupants</i> <i>Frequency of use</i> <i>Average time in use</i>	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 Hour >1 to <3 Hours >3 to <6 Hours >6 Hours
Maintenance activity <i>Type of maintenance</i>	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing a light bulb in asbestos insulating board ceilings) Medium disturbance (e.g. lifting one or two asbestos ceiling tiles to gain access) High levels of disturbance (e.g. removal of numerous asbestos insulating board ceiling tiles)
<i>Frequency of maintenance</i>	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Risk Category Selection

HIGH RISK (A) - 19 points or more with the Priority Assessment and Material Assessment combined, 10 points or more with only the Material Assessment.

This is the highest risk category level and ACMs in this category require urgent action to reduce the risks. Items in this category are either damaged and/or friable and may be in a position likely to cause an exposure to occupants. In most cases it would be necessary to prevent access to the area and plan for remediation. Typically, this will mean removal of the material, however in certain circumstances encapsulation or repair may be possible.

MEDIUM RISK (B) - 13-18 points with the Priority Assessment and Material Assessment combined, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre release to occupiers. Remediation of the ACM will normally be necessary, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be followed (e.g. annual inspection for damage).

LOW RISK (C) - 9-12 points with the Priority Assessment and Material Assessment combined, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk overall from the material due to its characteristics and/or there is a low possibility of accessing the material. Normal management procedures should be followed (e.g. annual inspection for damage).

VERY LOW RISK (D) - 1-8 points with the Priority Assessment and Material Assessment combined, 1-4 points with only the Material Assessment.

This category indicates that there is very low risk of the ACM releasing fibre into the air, or that it is so remote from the occupants that any airborne asbestos would not be present in the breathing zone. Normal management procedures should be followed (e.g. annual inspection for damage).

APPENDIX 2 - BULK ANALYSIS CERTIFICATE (IF APPLICABLE)



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HU10 6RJ
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East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

24th May 2022

REPORT NUMBER ERL/120015

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer: L Buckley
Tersus
Eurosafes House
Centurion Park
York
YO30 4RY

Site reference: Unit C Sovereign Industrial Park, Wilson Road, Liverpool, L36 6AD

Order reference: J723744

Number of samples: 2

Sample(s) taken by: Tersus

Date received: 23/05/22

Date of analysis: 24/05/22

Method: Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The Analysts' Guide'.

Analysed by: L Sylvester

Analysed at: East Riding Laboratories Ltd

RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/492477	PD001815	Blue vinyl floor tiles & adhesive	1 st floor rear office 1	No asbestos detected
ERL/492478	PD001817	Gasket to front of heater	Ground floor warehouse	Chrysotile (White Asbestos)

REPORTED BY

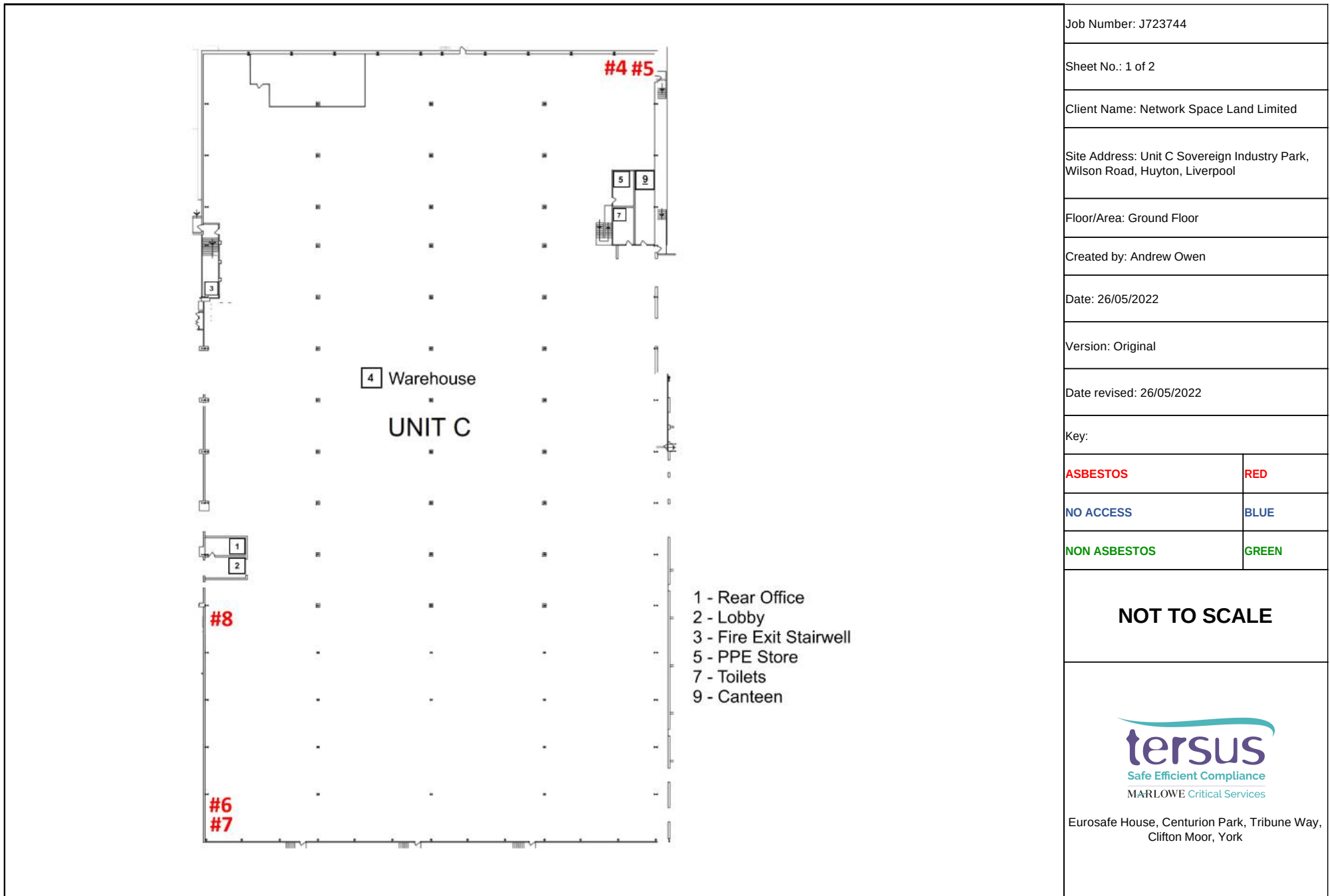
**S Hart** BSc (Hons)
Managing Director**Disclaimer**

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

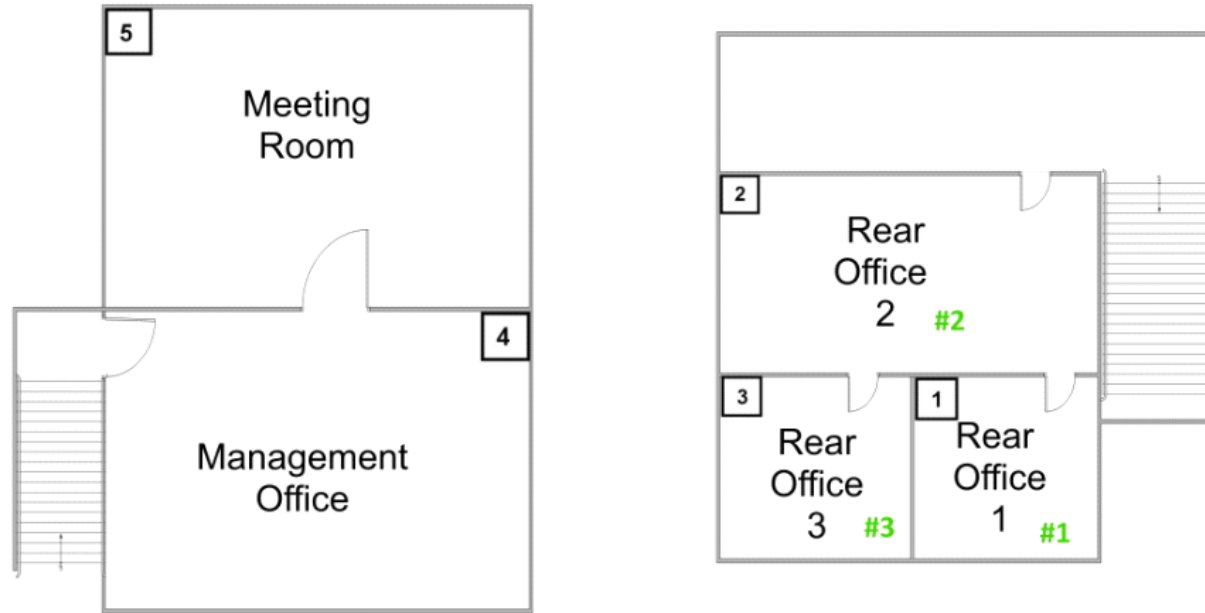
Samples will be retained by East Riding Laboratories for a minimum of 6 months and all reports and records will be retained for 5 years

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

APPENDIX 3 - ANNOTATED PLANS (IF APPLICABLE)



The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.



Job Number: J723744

Sheet No.: 2 of 2

Client Name: Network Space Land Limited

Site Address: Unit C Sovereign Industry Park,
Wilson Road, Huyton, Liverpool

Floor/Area: 1st Floor

Created by: Andrew Owen

Date: 26/05/2022

Version: Original

Date revised: 26/05/2022

Key:

ASBESTOS**RED****NO ACCESS****BLUE****NON ASBESTOS****GREEN****NOT TO SCALE**

Eurosafe House, Centurion Park, Tribune Way,
Clifton Moor, York