

## ASBESTOS DEMOLITION SURVEY REPORT



|                                          |                                                                                      |
|------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Client</b>                            | Network Space Land Limited                                                           |
| <b>Site</b>                              | Unit E (Offices) Sovereign Industry Park,<br>Wilson Road, Huyton, Liverpool, L36 6AD |
| <b>Date report issued</b>                | 26th May 2022                                                                        |
| <b>Recommended Date for Reinspection</b> | 20th May 2023                                                                        |
| <b>Survey reference</b>                  | J723762                                                                              |
| <b>Lead surveyor</b>                     | Andrew Owen                                                                          |
| <b>Assistant surveyor</b>                | N/A                                                                                  |
| <b>UPRN</b>                              | N/A                                                                                  |

| No. of Asbestos Risks Identified                                                    |                                        |   |
|-------------------------------------------------------------------------------------|----------------------------------------|---|
|  | Category A                             | 0 |
|  | Category B                             | 0 |
|  | Category C                             | 1 |
|  | Category D                             | 1 |
|  | Areas not accessed (Presumed asbestos) | 5 |

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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 demolition survey, to HSG 264 standard, of:

Unit E (Offices) 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:

Demolition survey to office block

### Building notes:

Office block

The building was not occupied during the time of the survey.

## 2.0 EXECUTIVE SUMMARY

The extent of this inspection was to undertake an asbestos demolition 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 demolition survey is used to locate and describe, as far as is reasonably practical Asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to all areas.

The survey inspection and this survey report are designed to be used as a basis for tendering the removal of ACMs from the building pre-demolition, and to assist "the dutyholder" to manage risk to any occupants prior to demolition work.

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 survey does not include priority assessments because it is presumed that all asbestos will be removed prior to the demolition works.

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

### ACMs identified:

|                                  |   |
|----------------------------------|---|
| Total Number of ACMs identified: | 2 |
|----------------------------------|---|

### ACMs Recommendation summary:

|                       |   |
|-----------------------|---|
| Remove:               | 2 |
| Encapsulate & Manage: | 0 |
| Manage:               | 0 |

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: | 5 |
|-------------------------------|---|

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 E (Offices) 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 and that a management plan is drawn-up.

The recommended actions are provided here to assist in that assessment and management plan. Actions are subdivided into the following categories: Remove and Encapsulate/Repair. **Items that do not require remediation to reduce the risk are not included in this section.** Please refer to Sections 3.0 and 4.0 for details.

| Building                                    | Floor Level  | Room        | Item/Inspection Reference | Item Description | Risk Category | Recommended Action |
|---------------------------------------------|--------------|-------------|---------------------------|------------------|---------------|--------------------|
| Unit E Sovereign Industrial Park, Liverpool | Ground Floor | Boiler room | #8                        | Gasket           | D             | Remove             |
| Unit E Sovereign Industrial Park, Liverpool | Ground Floor | Boiler room | #9                        | Gaskets          | C             | Remove             |

## Definition of Recommended Actions

|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remove                                                                                                                                                                                                                                                                                          | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                 | <p>Remove (Refurbishment) - It may be that the identified materials need to be removed ahead of any refurbishment or maintenance works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Encapsulate/<br>Repair, then manage                                                                                                                                                                                                                                                             | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>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.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Manage                                                                                                                                                                                                                                                                                          | <p>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:</p> <ol style="list-style-type: none"> <li>1) a current record of the location, condition, maintenance and removal of asbestos-containing materials (ACMs) and/or areas of no access is kept;</li> <li>2) the ACMs are maintained in a good state of repair through regular monitoring;</li> <li>3) where there are areas of no access, these are presumed to contain asbestos until proven otherwise;</li> <li>4) people are informed of the locations of ACMs to prevent accidental disturbance;</li> <li>5) arrangements are in place to ensure that work which might disturb the ACMs, complies with the Control of Asbestos Regulations (CAR);</li> <li>6) the plan is reviewed at regular intervals so that it remains relevant.</li> </ol> <p>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.</p> |

## 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 E Sovereign Industrial Park, Liverpool | Ground Floor | Boiler room         | #5                          | No access        | Within handworthy water heater and 2 floor standing handworthy boilers. | No access due to live gas and electrical equipment                                              |
| Unit E Sovereign Industrial Park, Liverpool | Ground Floor | Boiler room         | #6                          | No access        | Live electrical equipment throughout                                    |                                                                                                 |
| Unit E Sovereign Industrial Park, Liverpool | Ground Floor | Lift motor room     | #10                         | No access        | Within live electrical lift machinery                                   |                                                                                                 |
| Unit E Sovereign Industrial Park, Liverpool | 1st Floor    | Electrical cupboard | #14                         | No access        | Within live electrical equipment throughout                             |                                                                                                 |
| Unit E Sovereign Industrial Park, Liverpool | 1st Floor    | Lift lobby          | #17                         | No access        | Lift shaft all levels including pit                                     | No access as the lift was live at the time of the survey and there was no lift engineer present |

### 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 E 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 |        |               |                    | Sheet steel roof & upper walls with masonry lower walls, concrete floors. Steel roof soffits. Modern mastic to door and window surrounds. Modern polythene DPC in low level walls. Modern mastic to metal & plastic gutter & downpipes. Modern felt to flat roof at rear.                     |
| Ground Floor | Front entrance stairwell                    |                            |                            |                               | No Asbestos Identified |        |               |                    | Fibreboard tiles to lay in grid ceiling with concrete soffit above, masonry walls with plaster finish and plasterboard bulkheads, concrete soffit to stairs, modern vinyl to concrete floor. Modern nosing to steps.                                                                          |
| Ground Floor | Main office                                 | #1                         | Green vinyl floor covering | Floor below carpet and screed | No Asbestos Detected   |        |               | None required      | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry and plasterboard stud walls with plaster finish with MMMF insulation in cavities, carpet, screed & vinyl onto concrete floor. Riser cupboard inspected. Modern mastic and MMMF insulation to ductwork in ceiling. |
| Ground Floor | Managers office                             | #2*                        | Green vinyl floor covering | Floor below carpet and screed | No Asbestos Detected   |        |               | None required      | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry and plasterboard stud walls with plaster finish & MMMF insulation in cavities, carpet, screed & vinyl onto concrete floor. Modern mastic and MMMF insulation to ductwork in ceiling.                              |
| Ground Floor | Office 1                                    |                            |                            |                               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry and plasterboard stud walls with plaster finish and MMMF insulation in cavities, carpet, screed & modern blue vinyl onto concrete floor. Modern mastic and MMMF insulation to ductwork in ceiling.                |
| Ground Floor | Office 2                                    |                            |                            |                               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry and plasterboard stud walls with plaster finish and MMMF insulation in cavities, carpet, screed & modern blue vinyl onto concrete floor. Modern mastic and MMMF insulation to ductwork in ceiling.                |

| Building     | Unit E 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 | Toilet corridor                             | #3                         | Brown vinyl floor covering | Floor below carpet and screed                                           | No Asbestos Detected              |        |               | None required      | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, carpet, screed & vinyl onto concrete floor. Modern mastic and MMMF insulation to ductwork and pipework in ceiling. |
| Ground Floor | Store room                                  | #4                         | Green vinyl floor covering | Floor                                                                   | No Asbestos Detected              |        |               | None required      | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, vinyl onto concrete floor. Modern MMMF insulation to pipework above ceiling grid.                                  |
| Ground Floor | Boiler room                                 | #5                         | No access                  | Within handworthy water heater and 2 floor standing handworthy boilers. | Inaccessible, Presume asbestos    | 3no.   | No Access     |                    | Concrete soffit, masonry walls, concrete floor.                                                                                                                                                                           |
| Ground Floor | Boiler room                                 | #6                         | No access                  | Live electrical equipment throughout                                    |                                   | 3no.   | No Access     |                    |                                                                                                                                                                                                                           |
| Ground Floor | Boiler room                                 | #7                         | Gasket                     | Pipework at high level                                                  | No Asbestos Detected              |        |               | None required      |                                                                                                                                                                                                                           |
| Ground Floor | Boiler room                                 | #8                         | Gasket                     | Pipework at high level                                                  | Chrysotile                        | 4no.   | D             | Remove             |                                                                                                                                                                                                                           |
| Ground Floor | Boiler room                                 | #9                         | Gaskets                    | Gas pipework                                                            | Presumed Crocidolite (or unknown) | 2no.   | C             | Remove             |                                                                                                                                                                                                                           |

| Building     | Unit E 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 | Lift motor room                             | #10                        | No access        | Within live electrical lift machinery | Inaccessible, Presume asbestos | 1      | No Access     |                    | Concrete ceiling, masonry walls, concrete floor.                                                                                                                                                                 |
| Ground Floor | Ladies toilet                               | #11                        | Mastic           | Ductwork above ceiling grid           | No Asbestos Detected           |        |               | None required      | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster & ceramic tile finishes, modern vinyl onto concrete floor. Modern MMMF insulation to pipework above ceiling grid. |
| Ground Floor | Cleaners cupboard                           |                            |                  |                                       | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, modern vinyl onto concrete floor. Modern MMMF insulation to pipework above ceiling grid.                  |
| Ground Floor | Service corridor between toilets            | #12*                       | Mastic           | Ductwork                              | No Asbestos Detected           |        |               | None required      | Concrete ceiling, masonry and timber walls, concrete floor. Plastic toilet cisterns. MMMF insulation to pipework.                                                                                                |
| Ground Floor | Disabled toilet                             |                            |                  |                                       | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster & ceramic tile finishes, modern vinyl onto concrete floor. Modern MMMF insulation to pipework above ceiling grid. |
| Ground Floor | Gents toilet                                | #13*                       | Mastic           | Ductwork above ceiling grid           | No Asbestos Detected           |        |               | None required      | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster & ceramic tile finishes, modern vinyl onto concrete floor. Modern MMMF insulation to pipework above ceiling grid. |
| Ground Floor | Server room                                 |                            |                  |                                       | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, carpet onto concrete floor. Modern MMMF insulation to pipework above ceiling grid.                        |

| Building     | Unit E Sovereign Industrial Park, Liverpool |                                  |                  |               |                        |        |               |                    | Room Notes                                                                                                                                                                                                                                                                                                                                                      |
|--------------|---------------------------------------------|----------------------------------|------------------|---------------|------------------------|--------|---------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor Level  | Room                                        | Item/<br>Inspection<br>Reference | Item Description | Item Location | Asbestos Type          | Extent | Risk Category | Recommended Action |                                                                                                                                                                                                                                                                                                                                                                 |
| Ground Floor | Office 3                                    |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, carpet onto concrete floor. Modern MMMF insulation to pipework above ceiling grid.                                                                                                                                                                       |
| Ground Floor | Office 4                                    |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, carpet onto concrete floor. Modern MMMF insulation to pipework above ceiling grid.                                                                                                                                                                       |
| Ground Floor | Kitchen                                     |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, modern vinyl onto concrete floor. Modern MMMF insulation to pipework above ceiling grid. Modern sink pad to sink                                                                                                                                         |
| Ground Floor | Office 5                                    |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above, masonry walls with plaster finish, carpet onto concrete floor. Modern MMMF insulation to pipework above ceiling grid.                                                                                                                                                                       |
| Ground Floor | Lift lobby                                  |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with concrete soffit above plasterboard bulkheads, masonry & plasterboard walls with plaster finish, carpet & screed onto concrete floor modern nosing to steps. Modern mastic and MMMF insulation to ductwork and pipework in ceiling.                                                                                 |
| 1st Floor    | Front stairwell lobby                       |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads & ceiling in lobby, above steel frame of building & underside of steel roof. Masonry and plasterboard walls plaster finish, modern vinyl & carpet onto concrete steps with raised timber floor onto concrete in lobby. Modern mastic to gutters.                                            |
| 1st Floor    | Open plan office                            |                                  |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads above steel frame of building & underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. Riser cupboard inspected. MMMF insulation to pipework. |

| Building    | Unit E Sovereign Industrial Park, Liverpool |                            |                  |               |                        |        |               |                    | Room Notes                                                                                                                                                                                                                                                                                                                                           |
|-------------|---------------------------------------------|----------------------------|------------------|---------------|------------------------|--------|---------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor Level | Room                                        | Item/ Inspection Reference | Item Description | Item Location | Asbestos Type          | Extent | Risk Category | Recommended Action |                                                                                                                                                                                                                                                                                                                                                      |
| 1st Floor   | Meeting room                                |                            |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern MMMF firebreak in ceiling. MMMF insulation to pipework.                                      |
| 1st Floor   | Office                                      |                            |                  |               | No Asbestos Identified |        |               |                    | Plasterboard ceiling & bulkheads with above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.                               |
| 1st Floor   | Office adjacent to directors                |                            |                  |               | No Asbestos Identified |        |               |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling. |
| 1st Floor   | Directors office                            |                            |                  |               | No Asbestos Identified |        |               |                    | Plasterboard ceiling & bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.                                    |
| 1st Floor   | Directors kitchen                           |                            |                  |               | No Asbestos Identified |        |               |                    | Plasterboard ceiling above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet & modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.                                                   |
| 1st Floor   | Directors toilet                            |                            |                  |               | No Asbestos Identified |        |               |                    | Plasterboard ceiling above steel frame of building & and underside of steel roof. Plasterboard walls plaster and ceramic tile finishes, modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.                                                     |
| 1st Floor   | Sauna                                       |                            |                  |               | No Asbestos Identified |        |               |                    | Timber & plasterboard ceiling above steel frame of building & and underside of steel roof. Timber & plasterboard walls MMMF insulation in cavities, ceramic tiles & modern vinyl with raised timber floor onto concrete. MMMF insulation to pipework in ceiling.                                                                                     |

| Building    | Unit E Sovereign Industrial Park, Liverpool |                            |                         |                                                        |                                |        |               |                    | Room Notes                                                                                                                                                                                                                                                                                                                 |
|-------------|---------------------------------------------|----------------------------|-------------------------|--------------------------------------------------------|--------------------------------|--------|---------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor Level | Room                                        | Item/ Inspection Reference | Item Description        | Item Location                                          | Asbestos Type                  | Extent | Risk Category | Recommended Action |                                                                                                                                                                                                                                                                                                                            |
| 1st Floor   | Gents toilet                                |                            |                         |                                                        | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with above steel frame of building & and underside of steel roof. Plasterboard walls plaster and ceramic tile finishes, modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.   |
| 1st Floor   | Ladies toilet                               |                            |                         |                                                        | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with above steel frame of building & and underside of steel roof. Plasterboard walls plaster and ceramic tile finishes, modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.   |
| 1st Floor   | Corridor to toilets                         |                            |                         |                                                        | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads above steel frame of building & and underside of steel roof. Plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern MMMF firebreak in ceiling. MMMF insulation to pipework.                        |
| 1st Floor   | Electrical cupboard                         | #14                        | No access               | Within live electrical equipment throughout            | Inaccessible, Presume asbestos | 6no.   | No Access     |                    | Steel frame & underside of the steel roof, masonry and plasterboard walls, modern vinyl to raised timber floor. Fibreglass water tanks in ceiling. Modern mastic to ductwork in ceiling. MMMF insulation to pipework.                                                                                                      |
| 1st Floor   | Electrical cupboard                         | #15                        | Insulating board        | To the back of redundant ceiling tiles in ceiling void | No Asbestos Detected           |        |               | None required      |                                                                                                                                                                                                                                                                                                                            |
| 1st Floor   | Electrical cupboard                         | #16                        | Insulating board debris | Top of ductwork                                        | No Asbestos Detected           |        |               | None required      |                                                                                                                                                                                                                                                                                                                            |
| 1st Floor   | Kitchen                                     |                            |                         |                                                        | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with above steel frame of building & and underside of steel roof. Plasterboard walls plaster and ceramic tile finishes, modern vinyl with raised timber floor onto concrete. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling. Modern bitumen pad to sink. |

| Building    | Unit E Sovereign Industrial Park, Liverpool |                            |                  |                                                   |                                |        |               |                    | Room Notes                                                                                                                                                                                                                                                                                                                                                                           |
|-------------|---------------------------------------------|----------------------------|------------------|---------------------------------------------------|--------------------------------|--------|---------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor Level | Room                                        | Item/ Inspection Reference | Item Description | Item Location                                     | Asbestos Type                  | Extent | Risk Category | Recommended Action |                                                                                                                                                                                                                                                                                                                                                                                      |
| 1st Floor   | Meeting room lobby                          |                            |                  |                                                   | No Asbestos Identified         |        |               |                    | Plasterboard ceiling & bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern MMMF firebreak in ceiling. MMMF insulation to pipework.                                                                                                         |
| 1st Floor   | Office                                      |                            |                  |                                                   | No Asbestos Identified         |        |               |                    | Plasterboard ceiling & bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.                                                                    |
| 1st Floor   | Office                                      |                            |                  |                                                   | No Asbestos Identified         |        |               |                    | Plasterboard ceiling & bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern mastic to gutters. Modern MMMF firebreak in ceiling. MMMF insulation to pipework in ceiling.                                                                    |
| 1st Floor   | Lift lobby                                  | #17                        | No access        | Lift shaft all levels including pit               | Inaccessible, Presume asbestos | 1no.   | No Access     |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads above steel frame of building & and underside of steel roof with MMMF insulation to the underside in areas. Masonry & plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern MMMF firebreak in ceiling. MMMF insulation to pipework. Modern nosing to steps. |
| 1st Floor   | File store                                  | #18*                       | Insulating board | To the back of redundant ceiling tiles in ceiling | No Asbestos Detected           |        |               | None required      | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, carpet onto modern vinyl with raised timber floor onto concrete. Modern MMMF firebreak in ceiling. MMMF insulation to pipework.                                                                      |
| 1st Floor   | Rear stairwell lobby                        |                            |                  |                                                   | No Asbestos Identified         |        |               |                    | Modern fibreboard tiles to ceiling grid with plasterboard bulkheads & ceiling in lobby, above steel frame of building & and underside of steel roof. Masonry and plasterboard walls plaster finish, modern vinyl & carpet onto concrete steps with raised timber floor onto concrete in lobby. Modern mastic to gutters.                                                             |

**4.0 SAMPLE AND RISK ASSESSMENT INFORMATION** - For an explanation of the risk scoring process and risk code categorisations, please refer to Appendix 1 - Survey Methodology and Limitations.

|                                 |                                             |                            |                        |  |                                                                                     |
|---------------------------------|---------------------------------------------|----------------------------|------------------------|--|-------------------------------------------------------------------------------------|
| <b>Item / Inspection Ref:</b>   | #1                                          | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | PD001803                                    |                            | Condition / Damage:    |  |                                                                                     |
| <b>Survey date:</b>             | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                     |
| <b>Analysis date:</b>           | May 24 2022                                 |                            | Asbestos Type:         |  |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                     |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                     |
| <b>Room:</b>                    | Main office                                 |                            | Location:              |  |                                                                                     |
| <b>Position:</b>                | Floor below carpet and screed               |                            | Accessibility:         |  |                                                                                     |
| <b>Item Description:</b>        | Green vinyl floor covering                  |                            | Extent/amount:         |  |                                                                                     |
| <b>Level of Identification:</b> | SAMPLED                                     |                            | Number of Occupants:   |  |                                                                                     |
| <b>Action:</b>                  | None required                               |                            | Frequency of Use:      |  |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                     |
|                                 |                                             |                            | Maintenance activity:  |  |                                                                                     |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                     |
|                                 |                                             | <b>Priority Score:</b>     |                        |  |                                                                                     |
|                                 |                                             |                            | <b>Total Score:</b>    |  |                                                                                     |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                     |

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| <b>Item / Inspection Ref:</b>   | #2                                          | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | As Sample PD001803                          |                            | Condition / Damage:    |  |                                                                                      |
| <b>Survey date:</b>             | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                      |
| <b>Analysis date:</b>           |                                             |                            | Asbestos Type:         |  |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                      |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                      |
| <b>Room:</b>                    | Managers office                             |                            | Location:              |  |                                                                                      |
| <b>Position:</b>                | Floor below carpet and screed               |                            | Accessibility:         |  |                                                                                      |
| <b>Item Description:</b>        | Green vinyl floor covering                  |                            | Extent/amount:         |  |                                                                                      |
| <b>Level of Identification:</b> | STRONGLY PRESUMED                           |                            | Number of Occupants:   |  |                                                                                      |
| <b>Action:</b>                  | None required                               |                            | Frequency of Use:      |  |                                                                                      |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                      |
|                                 |                                             |                            | Maintenance activity:  |  |                                                                                      |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                      |
|                                 |                                             | <b>Priority Score:</b>     |                        |  |                                                                                      |
|                                 |                                             |                            | <b>Total Score:</b>    |  |                                                                                      |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                      |

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| <b>Item / Inspection Ref:</b>   | #3                                          | <b>Material Assessment</b>       | <b>Product type:</b>        |  |  |
| <b>Sample Ref:</b>              | PD001804                                    |                                  | <b>Condition / Damage:</b>  |  |                                                                                     |
| <b>Survey date:</b>             | 20/05/22                                    |                                  | <b>Surface Treatment:</b>   |  |                                                                                     |
| <b>Analysis date:</b>           | May 24 2022                                 |                                  | <b>Asbestos Type:</b>       |  |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                                  | <b>Material Score:</b>      |  |                                                                                     |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b>       | <b>Occupant Activity:</b>   |  |                                                                                     |
| <b>Room:</b>                    | Toilet corridor                             |                                  | <b>Location:</b>            |  |                                                                                     |
| <b>Position:</b>                | Floor below carpet and screed               |                                  | <b>Accessibility:</b>       |  |                                                                                     |
| <b>Item Description:</b>        | Brown vinyl floor covering                  |                                  | <b>Extent/amount:</b>       |  |                                                                                     |
| <b>Level of Identification:</b> | SAMPLED                                     |                                  | <b>Number of Occupants:</b> |  |                                                                                     |
| <b>Action:</b>                  | None required                               |                                  | <b>Frequency of Use:</b>    |  |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                                  | <b>Time in Area:</b>        |  |                                                                                     |
| <b>Comments:</b>                |                                             | <b>Maintenance activity:</b>     |                             |  |                                                                                     |
|                                 |                                             | <b>Frequency of Maintenance:</b> |                             |  |                                                                                     |
|                                 |                                             | <b>Priority Score:</b>           |                             |  |                                                                                     |
|                                 |                                             | <b>Total Score:</b>              |                             |  |                                                                                     |

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| <b>Item / Inspection Ref:</b>   | #4                                          | <b>Material Assessment</b>       | <b>Product type:</b>        |  |  |
| <b>Sample Ref:</b>              | PD001805                                    |                                  | <b>Condition / Damage:</b>  |  |                                                                                      |
| <b>Survey date:</b>             | 20/05/22                                    |                                  | <b>Surface Treatment:</b>   |  |                                                                                      |
| <b>Analysis date:</b>           | May 24 2022                                 |                                  | <b>Asbestos Type:</b>       |  |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                                  | <b>Material Score:</b>      |  |                                                                                      |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b>       | <b>Occupant Activity:</b>   |  |                                                                                      |
| <b>Room:</b>                    | Store room                                  |                                  | <b>Location:</b>            |  |                                                                                      |
| <b>Position:</b>                | Floor                                       |                                  | <b>Accessibility:</b>       |  |                                                                                      |
| <b>Item Description:</b>        | Green vinyl floor covering                  |                                  | <b>Extent/amount:</b>       |  |                                                                                      |
| <b>Level of Identification:</b> | SAMPLED                                     |                                  | <b>Number of Occupants:</b> |  |                                                                                      |
| <b>Action:</b>                  | None required                               |                                  | <b>Frequency of Use:</b>    |  |                                                                                      |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                                  | <b>Time in Area:</b>        |  |                                                                                      |
| <b>Comments:</b>                |                                             | <b>Maintenance activity:</b>     |                             |  |                                                                                      |
|                                 |                                             | <b>Frequency of Maintenance:</b> |                             |  |                                                                                      |
|                                 |                                             | <b>Priority Score:</b>           |                             |  |                                                                                      |
|                                 |                                             | <b>Total Score:</b>              |                             |  |                                                                                      |

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| <b>Item / Inspection Ref:</b>   | #5                                                                      | <b>Material Assessment</b> | Product type:             |      |  |
| <b>Sample Ref:</b>              |                                                                         |                            | Condition / Damage:       |      |                                                                                     |
| Survey date:                    | 20/05/22                                                                |                            | Surface Treatment:        |      |                                                                                     |
| Analysis date:                  |                                                                         |                            | Asbestos Type:            |      |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool                             |                            | <b>Material Score:</b>    |      |                                                                                     |
| <b>Floor level:</b>             | Ground Floor                                                            | <b>Priority Assessment</b> | Occupant Activity:        |      |                                                                                     |
| <b>Room:</b>                    | Boiler room                                                             |                            | Location:                 |      |                                                                                     |
| <b>Position:</b>                | Within handworthy water heater and 2 floor standing handworthy boilers. |                            | Accessibility:            |      |                                                                                     |
| <b>Item Description:</b>        | No access                                                               |                            | Extent/amount:            | 3no. |                                                                                     |
| <b>Level of Identification:</b> | INACCESSIBLE (PRESUMED)                                                 |                            | Number of Occupants:      |      |                                                                                     |
| <b>Action:</b>                  |                                                                         |                            | Frequency of Use:         |      |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Access</b>                                                        |                            | Time in Area:             |      |                                                                                     |
|                                 |                                                                         |                            | Maintenance activity:     |      |                                                                                     |
|                                 |                                                                         |                            | Frequency of Maintenance: |      |                                                                                     |
|                                 |                                                                         |                            | <b>Priority Score:</b>    |      |                                                                                     |
|                                 |                                                                         | <b>Total Score:</b>        |                           |      |                                                                                     |
| <b>Comments:</b>                | No access due to live gas and electrical equipment                      |                            |                           |      |                                                                                     |

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| <b>Item / Inspection Ref:</b>   | #6                                          | <b>Material Assessment</b> | Product type:             |      |  |
| <b>Sample Ref:</b>              |                                             |                            | Condition / Damage:       |      |                                                                                      |
| Survey date:                    | 20/05/22                                    |                            | Surface Treatment:        |      |                                                                                      |
| Analysis date:                  |                                             |                            | Asbestos Type:            |      |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b>    |      |                                                                                      |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:        |      |                                                                                      |
| <b>Room:</b>                    | Boiler room                                 |                            | Location:                 |      |                                                                                      |
| <b>Position:</b>                | Live electrical equipment throughout        |                            | Accessibility:            |      |                                                                                      |
| <b>Item Description:</b>        | No access                                   |                            | Extent/amount:            | 3no. |                                                                                      |
| <b>Level of Identification:</b> | INACCESSIBLE (PRESUMED)                     |                            | Number of Occupants:      |      |                                                                                      |
| <b>Action:</b>                  |                                             |                            | Frequency of Use:         |      |                                                                                      |
| <b>RISK CODE:</b>               | <b>No Access</b>                            |                            | Time in Area:             |      |                                                                                      |
|                                 |                                             |                            | Maintenance activity:     |      |                                                                                      |
|                                 |                                             |                            | Frequency of Maintenance: |      |                                                                                      |
|                                 |                                             |                            | <b>Priority Score:</b>    |      |                                                                                      |
|                                 |                                             | <b>Total Score:</b>        |                           |      |                                                                                      |
| <b>Comments:</b>                |                                             |                            |                           |      |                                                                                      |

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| <b>Item / Inspection Ref:</b>   | #7                                          | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | PD001806                                    |                            | Condition / Damage:    |  |                                                                                     |
| <b>Survey date:</b>             | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                     |
| <b>Analysis date:</b>           | May 24 2022                                 |                            | Asbestos Type:         |  |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                     |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                     |
| <b>Room:</b>                    | Boiler room                                 |                            | Location:              |  |                                                                                     |
| <b>Position:</b>                | Pipework at high level                      |                            | Accessibility:         |  |                                                                                     |
| <b>Item Description:</b>        | Gasket                                      |                            | Extent/amount:         |  |                                                                                     |
| <b>Level of Identification:</b> | SAMPLED                                     |                            | Number of Occupants:   |  |                                                                                     |
| <b>Action:</b>                  | None required                               |                            | Frequency of Use:      |  |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                     |
|                                 |                                             |                            | Maintenance activity:  |  |                                                                                     |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                     |
|                                 |                                             | <b>Priority Score:</b>     |                        |  |                                                                                     |
|                                 |                                             | <b>Total Score:</b>        |                        |  |                                                                                     |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                     |

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| <b>Item / Inspection Ref:</b>   | #8                                          | <b>Material Assessment</b> | Product type:          | 2      |  |
| <b>Sample Ref:</b>              | PD001807                                    |                            | Condition / Damage:    | 1      |                                                                                      |
| <b>Survey date:</b>             | 20/05/22                                    |                            | Surface Treatment:     | 1      |                                                                                      |
| <b>Analysis date:</b>           | May 24 2022                                 |                            | Asbestos Type:         | 1      |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> | 5      |                                                                                      |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     | 0      |                                                                                      |
| <b>Room:</b>                    | Boiler room                                 |                            | Location:              | 2      |                                                                                      |
| <b>Position:</b>                | Pipework at high level                      |                            | Accessibility:         | 0      |                                                                                      |
| <b>Item Description:</b>        | Gasket                                      |                            | Extent/amount:         | 1 4no. |                                                                                      |
| <b>Level of Identification:</b> | SAMPLED                                     |                            | Number of Occupants:   | 1      |                                                                                      |
| <b>Action:</b>                  | Remove                                      |                            | Frequency of Use:      | 0      |                                                                                      |
| <b>RISK CODE:</b>               | <b>D</b>                                    |                            | Time in Area:          | 0      |                                                                                      |
|                                 |                                             |                            | Maintenance activity:  | 0      |                                                                                      |
|                                 |                                             | Frequency of Maintenance:  | 0                      |        |                                                                                      |
|                                 |                                             | <b>Priority Score:</b>     | 2                      |        |                                                                                      |
|                                 |                                             | <b>Total Score:</b>        | 7                      |        |                                                                                      |
| <b>Comments:</b>                |                                             |                            |                        |        |                                                                                      |

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| <b>Item / Inspection Ref:</b>   | #9                                          | <b>Material Assessment</b> | Product type:          | 2 |  |      |
| <b>Sample Ref:</b>              |                                             |                            | Condition / Damage:    | 1 |                                                                                     |      |
| Survey date:                    | 20/05/22                                    |                            | Surface Treatment:     | 1 |                                                                                     |      |
| Analysis date:                  |                                             |                            | Asbestos Type:         | 3 |                                                                                     |      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> | 7 |                                                                                     |      |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     | 0 |                                                                                     |      |
| <b>Room:</b>                    | Boiler room                                 |                            | Location:              | 2 |                                                                                     |      |
| <b>Position:</b>                | Gas pipework                                |                            | Accessibility:         | 0 |                                                                                     |      |
| <b>Item Description:</b>        | Gaskets                                     |                            | Extent/amount:         | 0 |                                                                                     | 2no. |
| <b>Level of Identification:</b> | PRESUMED                                    |                            | Number of Occupants:   | 1 |                                                                                     |      |
| <b>Action:</b>                  | Remove                                      |                            | Frequency of Use:      | 0 |                                                                                     |      |
| <b>RISK CODE:</b>               | <b>C</b>                                    |                            | Time in Area:          | 0 |                                                                                     |      |
|                                 |                                             | Maintenance activity:      | 0                      |   |                                                                                     |      |
|                                 |                                             | Frequency of Maintenance:  | 0                      |   |                                                                                     |      |
|                                 |                                             | <b>Priority Score:</b>     | 2                      |   |                                                                                     |      |
|                                 |                                             | <b>Total Score:</b>        | 9                      |   |                                                                                     |      |
| <b>Comments:</b>                | No sample taken due to live gas pipework    |                            |                        |   |                                                                                     |      |

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| <b>Item / Inspection Ref:</b>   | #10                                         | <b>Material Assessment</b> | Product type:          |  |  |   |
| <b>Sample Ref:</b>              |                                             |                            | Condition / Damage:    |  |                                                                                      |   |
| Survey date:                    | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                      |   |
| Analysis date:                  |                                             |                            | Asbestos Type:         |  |                                                                                      |   |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                      |   |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                      |   |
| <b>Room:</b>                    | Lift motor room                             |                            | Location:              |  |                                                                                      |   |
| <b>Position:</b>                | Within live electrical lift machinery       |                            | Accessibility:         |  |                                                                                      |   |
| <b>Item Description:</b>        | No access                                   |                            | Extent/amount:         |  |                                                                                      | 1 |
| <b>Level of Identification:</b> | INACCESSIBLE (PRESUMED)                     |                            | Number of Occupants:   |  |                                                                                      |   |
| <b>Action:</b>                  |                                             |                            | Frequency of Use:      |  |                                                                                      |   |
| <b>RISK CODE:</b>               | <b>No Access</b>                            |                            | Time in Area:          |  |                                                                                      |   |
|                                 |                                             | Maintenance activity:      |                        |  |                                                                                      |   |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                      |   |
|                                 |                                             | <b>Priority Score:</b>     |                        |  |                                                                                      |   |
|                                 |                                             | <b>Total Score:</b>        |                        |  |                                                                                      |   |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                      |   |

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| <b>Item / Inspection Ref:</b>   | #11                                         | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | PD001808                                    |                            | Condition / Damage:    |  |                                                                                     |
| Survey date:                    | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                     |
| Analysis date:                  | May 24 2022                                 |                            | Asbestos Type:         |  |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                     |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                     |
| <b>Room:</b>                    | Ladies toilet                               |                            | Location:              |  |                                                                                     |
| <b>Position:</b>                | Ductwork above ceiling grid                 |                            | Accessibility:         |  |                                                                                     |
| <b>Item Description:</b>        | Mastic                                      |                            | Extent/amount:         |  |                                                                                     |
| <b>Level of Identification:</b> | SAMPLED                                     |                            | Number of Occupants:   |  |                                                                                     |
| <b>Action:</b>                  | None required                               |                            | Frequency of Use:      |  |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                     |
|                                 |                                             |                            | Maintenance activity:  |  |                                                                                     |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                     |
|                                 |                                             |                            | <b>Priority Score:</b> |  |                                                                                     |
|                                 |                                             |                            | <b>Total Score:</b>    |  |                                                                                     |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                     |

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| <b>Item / Inspection Ref:</b>   | #12                                         | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | As Sample PD001808                          |                            | Condition / Damage:    |  |                                                                                      |
| Survey date:                    | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                      |
| Analysis date:                  |                                             |                            | Asbestos Type:         |  |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                      |
| <b>Floor level:</b>             | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                      |
| <b>Room:</b>                    | Service corridor between toilets            |                            | Location:              |  |                                                                                      |
| <b>Position:</b>                | Ductwork                                    |                            | Accessibility:         |  |                                                                                      |
| <b>Item Description:</b>        | Mastic                                      |                            | Extent/amount:         |  |                                                                                      |
| <b>Level of Identification:</b> | STRONGLY PRESUMED                           |                            | Number of Occupants:   |  |                                                                                      |
| <b>Action:</b>                  | None required                               |                            | Frequency of Use:      |  |                                                                                      |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                      |
|                                 |                                             |                            | Maintenance activity:  |  |                                                                                      |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                      |
|                                 |                                             |                            | <b>Priority Score:</b> |  |                                                                                      |
|                                 |                                             |                            | <b>Total Score:</b>    |  |                                                                                      |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                      |

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| <b>Item / Inspection Ref:</b> | #13                                         | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>            | As Sample PD001808                          |                            | Condition / Damage:    |  |                                                                                     |
| Survey date:                  | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                     |
| Analysis date:                |                                             |                            | Asbestos Type:         |  |                                                                                     |
| Building:                     | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                     |
| Floor level:                  | Ground Floor                                | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                     |
| Room:                         | Gents toilet                                |                            | Location:              |  |                                                                                     |
| Position:                     | Ductwork above ceiling grid                 |                            | Accessibility:         |  |                                                                                     |
| Item Description:             | Mastic                                      |                            | Extent/amount:         |  |                                                                                     |
| Level of Identification:      | STRONGLY PRESUMED                           |                            | Number of Occupants:   |  |                                                                                     |
| <b>Action:</b>                | None required                               |                            | Frequency of Use:      |  |                                                                                     |
| <b>RISK CODE:</b>             | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                     |
|                               |                                             |                            | Maintenance activity:  |  |                                                                                     |
|                               |                                             | Frequency of Maintenance:  |                        |  |                                                                                     |
|                               |                                             | <b>Priority Score:</b>     |                        |  |                                                                                     |
|                               |                                             | <b>Total Score:</b>        |                        |  |                                                                                     |
| <b>Comments:</b>              |                                             |                            |                        |  |                                                                                     |

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| <b>Item / Inspection Ref:</b> | #14                                         | <b>Material Assessment</b> | Product type:          |      |  |
| <b>Sample Ref:</b>            |                                             |                            | Condition / Damage:    |      |                                                                                      |
| Survey date:                  | 20/05/22                                    |                            | Surface Treatment:     |      |                                                                                      |
| Analysis date:                |                                             |                            | Asbestos Type:         |      |                                                                                      |
| Building:                     | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |      |                                                                                      |
| Floor level:                  | 1st Floor                                   | <b>Priority Assessment</b> | Occupant Activity:     |      |                                                                                      |
| Room:                         | Electrical cupboard                         |                            | Location:              |      |                                                                                      |
| Position:                     | Within live electrical equipment throughout |                            | Accessibility:         |      |                                                                                      |
| Item Description:             | No access                                   |                            | Extent/amount:         | 6no. |                                                                                      |
| Level of Identification:      | INACCESSIBLE (PRESUMED)                     |                            | Number of Occupants:   |      |                                                                                      |
| <b>Action:</b>                |                                             |                            | Frequency of Use:      |      |                                                                                      |
| <b>RISK CODE:</b>             | <b>No Access</b>                            |                            | Time in Area:          |      |                                                                                      |
|                               |                                             |                            | Maintenance activity:  |      |                                                                                      |
|                               |                                             | Frequency of Maintenance:  |                        |      |                                                                                      |
|                               |                                             | <b>Priority Score:</b>     |                        |      |                                                                                      |
|                               |                                             | <b>Total Score:</b>        |                        |      |                                                                                      |
| <b>Comments:</b>              |                                             |                            |                        |      |                                                                                      |

|                                 |                                                        |                            |                        |  |                                                                                     |
|---------------------------------|--------------------------------------------------------|----------------------------|------------------------|--|-------------------------------------------------------------------------------------|
| <b>Item / Inspection Ref:</b>   | #15                                                    | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | PD001809                                               |                            | Condition / Damage:    |  |                                                                                     |
| Survey date:                    | 20/05/22                                               |                            | Surface Treatment:     |  |                                                                                     |
| Analysis date:                  | May 24 2022                                            |                            | Asbestos Type:         |  |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool            |                            | <b>Material Score:</b> |  |                                                                                     |
| <b>Floor level:</b>             | 1st Floor                                              | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                     |
| <b>Room:</b>                    | Electrical cupboard                                    |                            | Location:              |  |                                                                                     |
| <b>Position:</b>                | To the back of redundant ceiling tiles in ceiling void |                            | Accessibility:         |  |                                                                                     |
| <b>Item Description:</b>        | Insulating board                                       |                            | Extent/amount:         |  |                                                                                     |
| <b>Level of Identification:</b> | SAMPLED                                                |                            | Number of Occupants:   |  |                                                                                     |
| <b>Action:</b>                  | None required                                          |                            | Frequency of Use:      |  |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                                     |                            | Time in Area:          |  |                                                                                     |
|                                 |                                                        |                            | Maintenance activity:  |  |                                                                                     |
|                                 |                                                        | Frequency of Maintenance:  |                        |  |                                                                                     |
|                                 |                                                        | <b>Priority Score:</b>     |                        |  |                                                                                     |
|                                 |                                                        | <b>Total Score:</b>        |                        |  |                                                                                     |
| <b>Comments:</b>                |                                                        |                            |                        |  |                                                                                     |

|                                 |                                             |                            |                        |  |                                                                                      |
|---------------------------------|---------------------------------------------|----------------------------|------------------------|--|--------------------------------------------------------------------------------------|
| <b>Item / Inspection Ref:</b>   | #16                                         | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | PD001810                                    |                            | Condition / Damage:    |  |                                                                                      |
| Survey date:                    | 20/05/22                                    |                            | Surface Treatment:     |  |                                                                                      |
| Analysis date:                  | May 24 2022                                 |                            | Asbestos Type:         |  |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool |                            | <b>Material Score:</b> |  |                                                                                      |
| <b>Floor level:</b>             | 1st Floor                                   | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                      |
| <b>Room:</b>                    | Electrical cupboard                         |                            | Location:              |  |                                                                                      |
| <b>Position:</b>                | Top of ductwork                             |                            | Accessibility:         |  |                                                                                      |
| <b>Item Description:</b>        | Insulating board debris                     |                            | Extent/amount:         |  |                                                                                      |
| <b>Level of Identification:</b> | SAMPLED                                     |                            | Number of Occupants:   |  |                                                                                      |
| <b>Action:</b>                  | None required                               |                            | Frequency of Use:      |  |                                                                                      |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                          |                            | Time in Area:          |  |                                                                                      |
|                                 |                                             |                            | Maintenance activity:  |  |                                                                                      |
|                                 |                                             | Frequency of Maintenance:  |                        |  |                                                                                      |
|                                 |                                             | <b>Priority Score:</b>     |                        |  |                                                                                      |
|                                 |                                             | <b>Total Score:</b>        |                        |  |                                                                                      |
| <b>Comments:</b>                |                                             |                            |                        |  |                                                                                      |

|                                 |                                                                                                 |                            |                        |      |                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------------------|----------------------------|------------------------|------|-------------------------------------------------------------------------------------|
| <b>Item / Inspection Ref:</b>   | #17                                                                                             | <b>Material Assessment</b> | Product type:          |      |  |
| <b>Sample Ref:</b>              |                                                                                                 |                            | Condition / Damage:    |      |                                                                                     |
| Survey date:                    | 20/05/22                                                                                        |                            | Surface Treatment:     |      |                                                                                     |
| Analysis date:                  |                                                                                                 |                            | Asbestos Type:         |      |                                                                                     |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool                                                     |                            | <b>Material Score:</b> |      |                                                                                     |
| <b>Floor level:</b>             | 1st Floor                                                                                       | <b>Priority Assessment</b> | Occupant Activity:     |      |                                                                                     |
| <b>Room:</b>                    | Lift lobby                                                                                      |                            | Location:              |      |                                                                                     |
| <b>Position:</b>                | Lift shaft all levels including pit                                                             |                            | Accessibility:         |      |                                                                                     |
| <b>Item Description:</b>        | No access                                                                                       |                            | Extent/amount:         | 1no. |                                                                                     |
| <b>Level of Identification:</b> | INACCESSIBLE (PRESUMED)                                                                         |                            | Number of Occupants:   |      |                                                                                     |
| <b>Action:</b>                  |                                                                                                 |                            | Frequency of Use:      |      |                                                                                     |
| <b>RISK CODE:</b>               | <b>No Access</b>                                                                                |                            | Time in Area:          |      |                                                                                     |
|                                 |                                                                                                 | Maintenance activity:      |                        |      |                                                                                     |
|                                 |                                                                                                 | Frequency of Maintenance:  |                        |      |                                                                                     |
|                                 |                                                                                                 | <b>Priority Score:</b>     |                        |      |                                                                                     |
|                                 |                                                                                                 | <b>Total Score:</b>        |                        |      |                                                                                     |
| <b>Comments:</b>                | No access as the lift was live at the time of the survey and there was no lift engineer present |                            |                        |      |                                                                                     |

|                                 |                                                   |                            |                        |  |                                                                                      |
|---------------------------------|---------------------------------------------------|----------------------------|------------------------|--|--------------------------------------------------------------------------------------|
| <b>Item / Inspection Ref:</b>   | #18                                               | <b>Material Assessment</b> | Product type:          |  |  |
| <b>Sample Ref:</b>              | As<br>Sample<br>PD001809                          |                            | Condition / Damage:    |  |                                                                                      |
| Survey date:                    | 20/05/22                                          |                            | Surface Treatment:     |  |                                                                                      |
| Analysis date:                  |                                                   |                            | Asbestos Type:         |  |                                                                                      |
| <b>Building:</b>                | Unit E Sovereign Industrial Park, Liverpool       |                            | <b>Material Score:</b> |  |                                                                                      |
| <b>Floor level:</b>             | 1st Floor                                         | <b>Priority Assessment</b> | Occupant Activity:     |  |                                                                                      |
| <b>Room:</b>                    | File store                                        |                            | Location:              |  |                                                                                      |
| <b>Position:</b>                | To the back of redundant ceiling tiles in ceiling |                            | Accessibility:         |  |                                                                                      |
| <b>Item Description:</b>        | Insulating board                                  |                            | Extent/amount:         |  |                                                                                      |
| <b>Level of Identification:</b> | STRONGLY PRESUMED                                 |                            | Number of Occupants:   |  |                                                                                      |
| <b>Action:</b>                  | None required                                     |                            | Frequency of Use:      |  |                                                                                      |
| <b>RISK CODE:</b>               | <b>No Asbestos</b>                                |                            | Time in Area:          |  |                                                                                      |
|                                 |                                                   | Maintenance activity:      |                        |  |                                                                                      |
|                                 |                                                   | Frequency of Maintenance:  |                        |  |                                                                                      |
|                                 |                                                   | <b>Priority Score:</b>     |                        |  |                                                                                      |
|                                 |                                                   | <b>Total Score:</b>        |                        |  |                                                                                      |
| <b>Comments:</b>                |                                                   |                            |                        |  |                                                                                      |

## APPENDIX 1 - SURVEY METHODOLOGY AND LIMITATIONS

### Methodology

#### Asbestos Demolition Survey

This type of survey is used to locate and describe, as far as is reasonably practical Asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to all areas, so far as reasonably practicable.

The survey inspection and this survey report are designed to be used as a basis for tendering the removal of ACMs from the building pre-demolition, and to assist "the dutyholder" to manage risk to any occupants prior to demolition work.

Pre demolition surveys require substantial disruption to the building, i.e. partial demolition of risers, ducts, opening of voids to walls, floor, ceiling, access hatches, locked or blocked doors, etc. This cannot be accomplished without safeguards being in place and the building being empty, otherwise limitations will have been employed and recorded in this report.

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

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 these areas. We are unable to quantify/qualify nor report on asbestos in these areas, as follows:

- Unknown/unseen materials, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey, have not been reported herein.

- Known areas within the scope which have not been accessed, for the reasons given herein, including some products and 'live' plant.

### Plans

If plans of the premises to be inspected are not made available, it cannot be ascertained if 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.

Access to voids, risers, ducts etc. was made through existing removable access hatches, panels, ceiling tiles etc. which can be replaced in the same condition. Where excessive damage is required especially in occupied areas this will be recorded as a no access.

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

Where known and identifiable these are documented within the survey report. Examples of these areas as follows:

Service ducts, risers, voids and cavities (concealed under floors, in voids etc.) We have not inspected flues, ducts, voids and any similar enclosed areas where access would have necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building.

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

Lift shafts, where installed.

Un-boarded or unsafe roof / loft spaces and any area at excessive height.

Internal fire proofing materials. We have not inspected fire doors internally to ascertain whether they are manufactured using asbestos materials as this would require the use of destructive sampling procedures which would destroy the integrity of the door. However, where reasonably practicable, fire doors have been visually inspected through fixings ie locks.

We have not inspected within or beneath the concrete floor slab(s) by default, as this would necessitate the use of a specialist contractor to provide access. If this provision has been supplied, then it will be reported herein.

## 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

This report does not include priority assessed items. The duty-holder can utilise the information below to undertake the priority assessment, if required. 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 are then used to allocate a risk code to assist in the prioritisation of mitigation actions to reduce the risk.

**IMPORTANT:** The priority assessment should be based on that detailed within HSG227 - A comprehensive guide to managing asbestos in premises - 2002 and where provided. Should you require any further assistance with that, please contact us.

## Priority Assessment Algorithm

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



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www.eastridinglabs.co.uk

*East Riding*  
LABORATORIES LTD

## Asbestos bulk sample analysis

24<sup>th</sup> May 2022

REPORT NUMBER ERL/120018

### ANALYSIS OF BULK MATERIALS FOR ASBESTOS

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

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

Order reference: J723762

Number of samples: 8

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: S Hart & L Sylvester

Analysed at: East Riding Laboratories Ltd

## RESULTS

| Laboratory reference | Information provided by customer |                                                                |                                         | Type of asbestos detected<br>(results apply only to the sample(s) listed in this table) |
|----------------------|----------------------------------|----------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------|
|                      | Sample identifier                | Material sampled                                               | Sample location                         |                                                                                         |
| ERL/492494           | PD001803                         | Green vinyl floor covering to floor below carpet & screed      | Ground floor main office                | No asbestos detected                                                                    |
| ERL/492495           | PD001804                         | Brown vinyl floor covering to floor below carpet & screed      | Ground floor toilet corridor            | No asbestos detected                                                                    |
| ERL/492496           | PD001805                         | Green vinyl floor covering to floor                            | Ground floor storeroom                  | No asbestos detected                                                                    |
| ERL/492497           | PD001806                         | Gasket to pipework at high level                               | Ground floor boiler room                | No asbestos detected                                                                    |
| ERL/492498           | PD001807                         | Gasket to pipework at high level                               | Ground floor boiler room                | Chrysotile (White Asbestos)                                                             |
| ERL/492499           | PD001808                         | Mastic to ductwork above ceiling grid                          | Ground floor ladies' toilet             | No asbestos detected                                                                    |
| ERL/492500           | PD001809                         | Insulating board to back of redundant ceiling tiles in ceiling | 1 <sup>st</sup> floor electric cupboard | No asbestos detected                                                                    |
| ERL/492501           | PD001810                         | Insulating board debris to top of ductwork                     | 1 <sup>st</sup> floor electric cupboard | No asbestos detected                                                                    |

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**

East Riding Laboratories Ltd

Report number ERL/120018

F11.02HAR

**APPENDIX 3 - ANNOTATED PLANS**



Job Number: J723762

Sheet No.: 1 of 2

Client Name: Network Space Land Limited

Site Address: Unit E (Offices) Sovereign Industry  
Park, Wilson Road, Huyton, Liverpool

Floor/Area: Ground Floor

Created by: Andrew Owen

Date: 26/05/2022

Version: Original

Date revised: 26/05/2022

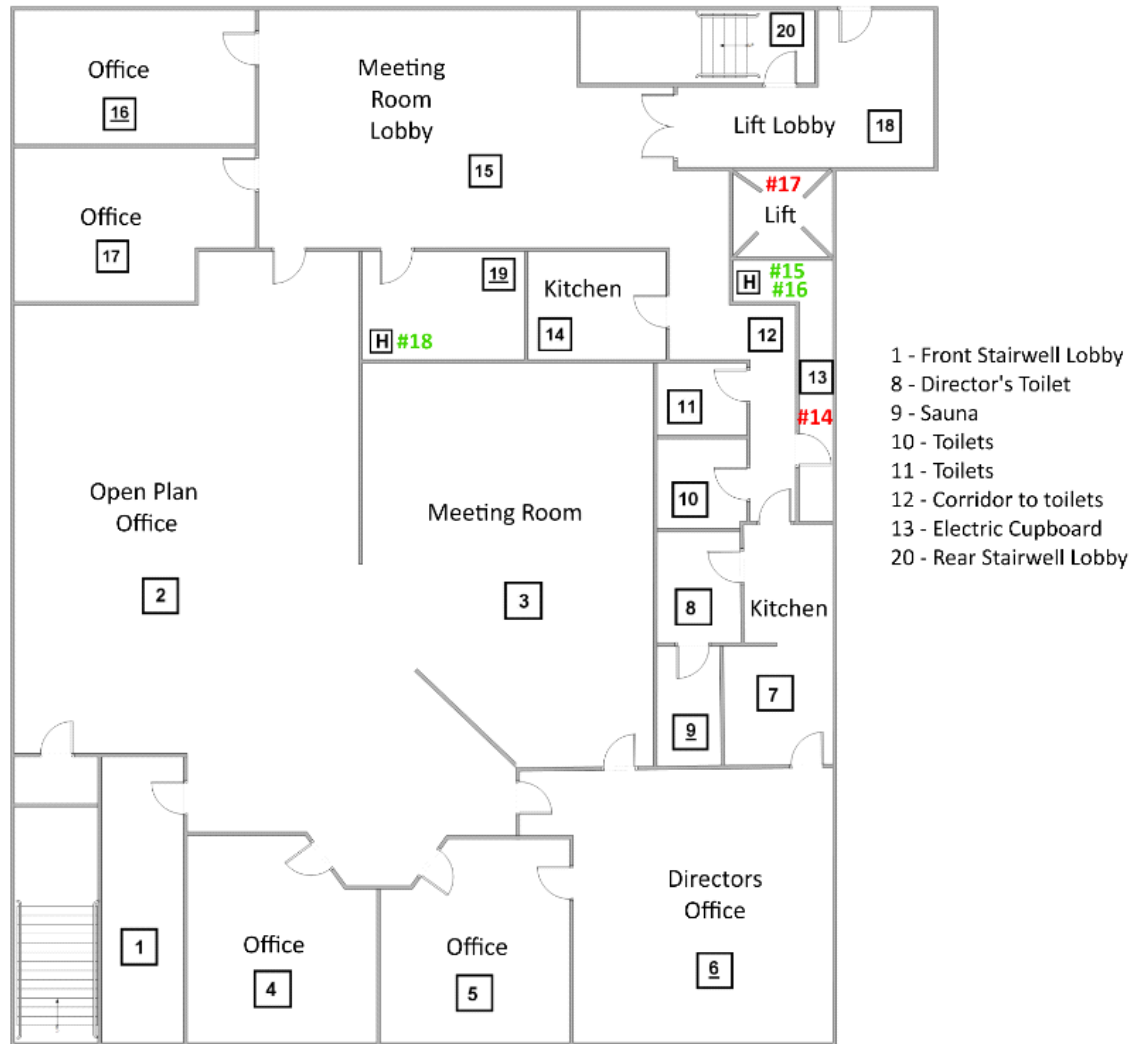
Key:

|              |       |
|--------------|-------|
| ASBESTOS     | RED   |
| NO ACCESS    | BLUE  |
| NON ASBESTOS | GREEN |

NOT TO SCALE



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



Job Number: J723762

Sheet No.: 2 of 2

Client Name: Network Space Land Limited

Site Address: Unit E (Offices) 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