

ASBESTOS DEMOLITION SURVEY REPORT



Client	Network Space Land Limited
Site	Warehouse F Sovereign Industry Park, Wilson Road, Huyton, Liverpool, L36 6AD
Date report issued	26th May 2022
Recommended Date for Reinspection	20th May 2023
Survey reference	J723758
Lead surveyor	Andrew Owen
Assistant surveyor	N/A
UPRN	N/A

No. of Asbestos Risks Identified		
	Category A	0
	Category B	0
	Category C	2
	Category D	3
	Areas not accessed (Presumed asbestos)	1

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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:

Warehouse F 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 throughout property

Building notes:

Industrial unit

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

Survey Comments:

No surveying has been undertaken within or below the ground floor concrete floor slab.

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:	5
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ACMs Recommendation summary:

Remove:	5
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:	1
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Non-accessed areas are noted within the 'Non-accessible areas register'. Any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

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

Action Register

The following table summarises the asbestos-containing materials (ACMs) that require action based on our assessment of the ACMs identified, strongly presumed and presumed at Warehouse F 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
Warehouse F, Sovereign Industrial Park, Liverpool	External	Exterior of the building	#6	Cement debris	D	Remove
Warehouse F, Sovereign Industrial Park, Liverpool	Ground Floor	Storage area 1	#32	Paper lining	C	Remove
Warehouse F, Sovereign Industrial Park, Liverpool	Ground Floor	Ladies Toilet	#31	Paper lining	C	Remove
Warehouse F, Sovereign Industrial Park, Liverpool	External	Exterior of the building	#4	Mastic	D	Remove
Warehouse F, Sovereign Industrial Park, Liverpool	Ground Floor	Storage area 1	#8	Bitumen adhesive	D	Remove

Definition of Recommended Actions

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

Non-Accessed Areas Register

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

Building	Floor level	Room	Item / Inspection Reference	Item Description	Position	Comments
Warehouse F, Sovereign Industrial Park, Liverpool	Ground Floor	Electrical room in storage area 3	#36	No access	Within live electrical equipment throughout building	

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	Warehouse F, 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	#1	Felt board composite	Roof	No Asbestos Detected			None required	Felt to roof aluminium framed skylight no rope seals as previously presumed. Steel gutters. Masonry walls, concrete floors.
External	Exterior of the building	#2	Damp proof course	Low level walls throughout	No Asbestos Detected			None required	
External	Exterior of the building	#3	Mastic	Window frames to front elevation	No Asbestos Detected			None required	
External	Exterior of the building	#4	Mastic	Concertina shutter door frames	Chrysotile	24lm	D	Remove	
External	Exterior of the building	#5	Mastic	Seals to metal gutters	No Asbestos Detected			None required	
External	Exterior of the building	#6	Cement debris	Loose to floor to rear corner	Chrysotile	<1m²	D	Remove	
External	Exterior of the building	#7	Mastic	To door frames	No Asbestos Detected			None required	
Ground Floor	Storage area 1	#8	Bitumen adhesive	Floor to right hand side adjacent windows	Chrysotile	150m²	D	Remove	Sheet steel to the underside of the roof, masonry walls, concrete floors. Foam & MMMF insulation to pipework. Lead packing to collars of downpipes. Modern fibreboard to expansion joints in walls.
Ground Floor	Storage area 1	#9	Red screed	Floor adjacent to door to right hand side	No Asbestos Detected			None required	
Ground Floor	Storage area 1	#10	Insulating board	To door frame of left hand side double doors	No Asbestos Detected			None required	

Building	Warehouse F, 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	Storage area 1	#11	Blue vinyl floor tiles and adhesive	Floor to right hand side	No Asbestos Detected			None required	
Ground Floor	Storage area 1	#12	Red vinyl floor tiles and adhesive	Floor to right hand side	No Asbestos Detected			None required	
Ground Floor	Storage area 1	#13	Insulating board	Panelling around window at high level	No Asbestos Detected			None required	
Ground Floor	Storage area 1	#32*	Paper lining	Cut off pipework below fibreglass insulation to rear wall	Chrysotile*	<1lm	C	Remove	
Ground Floor	Storage area 2	#14*	Insulating board	Panelling around window at high level	No Asbestos Detected			None required	Sheet steel to the underside of the roof, masonry walls, concrete floors.
Ground Floor	Storage area adjacent offices	#15	Insulating board	Panel around pipe above entrance to offices	No Asbestos Detected			None required	Sheet steel to the underside of the roof, masonry walls, concrete floors. Foam & MMMF insulation to pipework. Modern screed to flooring areas. Modern fibreboard to expansion joints in walls.
Ground Floor	Corridor to offices	#16	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling & walls, carpet to concrete floor. Polystyrene insulation to wall cavity
Ground Floor	Server room	#17	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling & walls, carpet to concrete floor. Below timber raised floor inspected. Polystyrene insulation to wall cavity
Ground Floor	Office 1	#18	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling & walls. polystyrene insulation to cavities, carpet to concrete floor. Floor safe inspected
Ground Floor	Office 2	#19	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling & walls, carpet to concrete floor. Polystyrene insulation to cavities

Building	Warehouse F, 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	Office 2	#20	Textured Coating debris	Floor	No Asbestos Detected			None required	
Ground Floor	Office 3	#21*	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling & walls, carpet to concrete floor. Polystyrene insulation to cavities
Ground Floor	Main office	#22	Textured Coating onto plasterboard.	Ceiling	No Asbestos Detected			None required	Modern fibreboard tiles to lay and grid ceiling and plasterboard ceiling. Plasterboard and timber walls. Polystyrene insulation to external wall. Carpet onto concrete floor.
Ground Floor	Kitchen	#23*	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling and walls polystyrene and MMMF insulation within walls . Vinyl to concrete floor. Ideal response 120 boiler. Modern bitumen pad to sink
Ground Floor	Kitchen	#24	Bitumen adhesive	Floor below vinyl	No Asbestos Detected			None required	
Ground Floor	Gents Toilet	#25	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling and walls polystyrene and MMMF insulation within walls . Vinyl to concrete floor.
Ground Floor	Gents Toilet	#26	Bitumen adhesive	Floor below vinyl	No Asbestos Detected			None required	
Ground Floor	Gents Toilet	#27	Textured Coating debris	Floor	No Asbestos Detected			None required	
Ground Floor	Ladies Toilet	#28	Textured Coating onto plasterboard	Ceiling	No Asbestos Detected			None required	Plasterboard ceiling and walls polystyrene and MMMF insulation within walls . Vinyl to concrete floor.
Ground Floor	Ladies Toilet	#29	Bitumen adhesive	Floor below vinyl	No Asbestos Detected			None required	

Building	Warehouse F, 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	Ladies Toilet	#30	Textured Coating debris	Floor	No Asbestos Detected			None required	
Ground Floor	Ladies Toilet	#31	Paper lining	To pipework below fibreglass insulation	Chrysotile	12lm	C	Remove	
Ground Floor	Stairwell to fire exit to rear of main office				No Asbestos Identified				Plasterboard ceiling and walls with modern DPM to walls, concrete floor.
Ground Floor	Storage area 3	#33*	Insulating board	Panelling around window at high level	No Asbestos Detected			None required	Sheet steel to the underside of the roof, masonry walls, concrete floors.
Ground Floor	Storage area 3	#34	Textured Coating onto masonry	Walls	No Asbestos Detected			None required	
Ground Floor	Storage area 3	#35	Textured Coating debris	Floor	No Asbestos Detected			None required	
Ground Floor	Storage area 3	#37*	Insulating board	To door frame of right hand side double doors	No Asbestos Detected			None required	
Ground Floor	Storage area 3	#38*	Insulating board	Panel above fire exit door	No Asbestos Detected			None required	
Ground Floor	Toilet 1 storage area 3				No Asbestos Identified				Plasterboard ceiling tiles to lay I think grid with concrete soffit above. Ceramic tiles to masonry walls. Concrete floor
Ground Floor	Toilet 2 storage area 3				No Asbestos Identified				Plasterboard ceiling tiles to lay I think grid with concrete soffit above. Ceramic tiles to masonry walls. Concrete floor. Plastic toilet cistern onto masonry wall in cubicle.

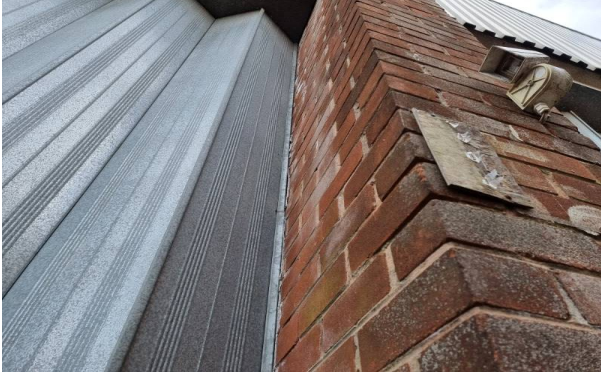
Building	Warehouse F, Sovereign Industrial Park, Liverpool								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Ground Floor	Electrical room in storage area 3	#36	No access	Within live electrical equipment throughout building	Inaccessible, Presume asbestos	3no.	No Access		Masonry wall, concrete floor
Ground Floor	Rear storage area				No Asbestos Identified				Sheet steel to the underside of the roof, masonry walls, concrete floors steel steps to raised area.

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.

Item / Inspection Ref:	#1	Material Assessment	Product type:		
Sample Ref:	PD001773		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	External	Priority Assessment	Occupant Activity:		
Room:	Exterior of the building		Location:		
Position:	Roof		Accessibility:		
Item Description:	Felt board composite		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#2	Material Assessment	Product type:		
Sample Ref:	PD001774		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	External	Priority Assessment	Occupant Activity:		
Room:	Exterior of the building		Location:		
Position:	Low level walls throughout		Accessibility:		
Item Description:	Damp proof course		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#3	Material Assessment	Product type:		
Sample Ref:	PD001775		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	External	Priority Assessment	Occupant Activity:		
Room:	Exterior of the building		Location:		
Position:	Window frames to front elevation		Accessibility:		
Item Description:	Mastic		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#4	Material Assessment	Product type:	1	
Sample Ref:	PD001776		Condition / Damage:	1	
Survey date:	20/05/22		Surface Treatment:	0	
Analysis date:	May 26 2022		Asbestos Type:	1	
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:	3	
Floor level:	External	Priority Assessment	Occupant Activity:	0	
Room:	Exterior of the building		Location:	0	
Position:	Concertina shutter door frames		Accessibility:	0	
Item Description:	Mastic		Extent/amount:	2 24lm	
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Remove		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
		Frequency of Maintenance:	0		
		Priority Score:	1		
		Total Score:	4		
Comments:					

Item / Inspection Ref:	#5	Material Assessment	Product type:		
Sample Ref:	PD001777		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	External	Priority Assessment	Occupant Activity:		
Room:	Exterior of the building		Location:		
Position:	Seals to metal gutters		Accessibility:		
Item Description:	Mastic		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
Total Score:					
Comments:					



Item / Inspection Ref:	#6	Material Assessment	Product type:	1	
Sample Ref:	PD001778		Condition / Damage:	3	
Survey date:	20/05/22		Surface Treatment:	1	
Analysis date:	May 26 2022		Asbestos Type:	1	
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:	6	
Floor level:	External	Priority Assessment	Occupant Activity:	1	
Room:	Exterior of the building		Location:	0	
Position:	Loose to floor to rear corner		Accessibility:	0	
Item Description:	Cement debris		Extent/amount:	0	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Remove		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	1	
			Total Score:	7	
Comments:	Less than 1m2 over 10m2				



Item / Inspection Ref:	#7	Material Assessment	Product type:	
Sample Ref:	PD001779		Condition / Damage:	
Survey date:	20/05/22		Surface Treatment:	
Analysis date:	May 26 2022		Asbestos Type:	
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:	
Floor level:	External	Priority Assessment	Occupant Activity:	
Room:	Exterior of the building		Location:	
Position:	To door frames		Accessibility:	
Item Description:	Mastic		Extent/amount:	
Level of Identification:	SAMPLED		Number of Occupants:	
Action:	None required		Frequency of Use:	
RISK CODE:	No Asbestos		Time in Area:	
			Maintenance activity:	
		Frequency of Maintenance:		
		Priority Score:		
		Total Score:		
Comments:				



Item / Inspection Ref:	#8	Material Assessment	Product type:	1
Sample Ref:	PD001780		Condition / Damage:	1
Survey date:	20/05/22		Surface Treatment:	0
Analysis date:	May 26 2022		Asbestos Type:	1
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:	3
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1
Room:	Storage area 1		Location:	1
Position:	Floor to right hand side adjacent windows		Accessibility:	0
Item Description:	Bitumen adhesive		Extent/amount:	3 150m ²
Level of Identification:	SAMPLED		Number of Occupants:	1
Action:	Remove		Frequency of Use:	0
RISK CODE:	D		Time in Area:	0
			Maintenance activity:	0
		Frequency of Maintenance:	0	
		Priority Score:	4	
		Total Score:	7	
Comments:				



Item / Inspection Ref:	#9	Material Assessment	Product type:		
Sample Ref:	PD001781		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 1		Location:		
Position:	Floor adjacent to door to right hand side		Accessibility:		
Item Description:	Red screed		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#10	Material Assessment	Product type:		
Sample Ref:	PD001782		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 1		Location:		
Position:	To door frame of left hand side double doors		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#11	Material Assessment	Product type:		
Sample Ref:	PD001783		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 1		Location:		
Position:	Floor to right hand side		Accessibility:		
Item Description:	Blue vinyl floor tiles and adhesive		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#12	Material Assessment	Product type:		
Sample Ref:	PD001784		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 1		Location:		
Position:	Floor to right hand side		Accessibility:		
Item Description:	Red vinyl floor tiles and adhesive		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#13	Material Assessment	Product type:		
Sample Ref:	PD001785		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 1		Location:		
Position:	Panelling around window at high level		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#14	Material Assessment	Product type:		
Sample Ref:	As Sample PD001785		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 2		Location:		
Position:	Panelling around window at high level		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#15	Material Assessment	Product type:		
Sample Ref:	PD001786		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area adjacent offices		Location:		
Position:	Panel around pipe above entrance to offices		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#16	Material Assessment	Product type:		
Sample Ref:	PD001787		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Corridor to offices		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Swirl stipple effect. ARSx5				

Item / Inspection Ref:	#17	Material Assessment	Product type:		
Sample Ref:	PD001788		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Server room		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Fan stipple effect. ARSx5				

Item / Inspection Ref:	#18	Material Assessment	Product type:		
Sample Ref:	PD001789		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Office 1		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Fan stipple effect. ARSx5				

Item / Inspection Ref:	#19	Material Assessment	Product type:		
Sample Ref:	PD001790		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Office 2		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Fan stipple effect. ARSx5				

Item / Inspection Ref:	#20	Material Assessment	Product type:		
Sample Ref:	PD001791		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Office 2		Location:		
Position:	Floor		Accessibility:		
Item Description:	Textured Coating debris		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Less than 1m2 over 20m2				

Item / Inspection Ref:	#21	Material Assessment	Product type:		
Sample Ref:	As Sample PD001790		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Office 3		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#22	Material Assessment	Product type:		
Sample Ref:	PD001792		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Main office		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard.		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#23	Material Assessment	Product type:		
Sample Ref:	As Sample PD001787		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Kitchen		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#24	Material Assessment	Product type:		
Sample Ref:	PD001793		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Kitchen		Location:		
Position:	Floor below vinyl		Accessibility:		
Item Description:	Bitumen adhesive		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

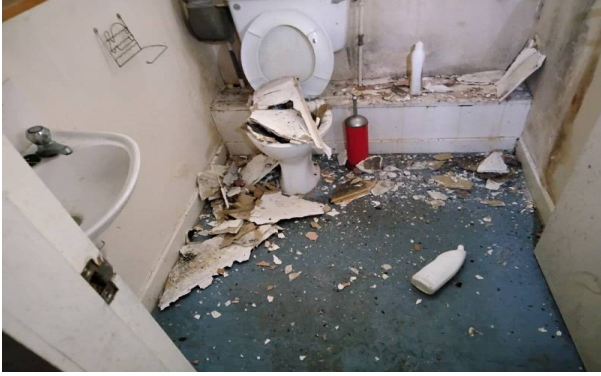
Item / Inspection Ref:	#25	Material Assessment	Product type:		
Sample Ref:	PD001794		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Gents Toilet		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Stipple effect. ARSx3				

Item / Inspection Ref:	#26	Material Assessment	Product type:		
Sample Ref:	PD001795		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Gents Toilet		Location:		
Position:	Floor below vinyl		Accessibility:		
Item Description:	Bitumen adhesive		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#27	Material Assessment	Product type:		
Sample Ref:	PD001796		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Gents Toilet		Location:		
Position:	Floor		Accessibility:		
Item Description:	Textured Coating debris		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Less than 1m2 over 8m2				

Item / Inspection Ref:	#28	Material Assessment	Product type:		
Sample Ref:	PD001797		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Ladies Toilet		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Textured Coating onto plasterboard		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	stipple effect. ARSx3				

Item / Inspection Ref:	#29	Material Assessment	Product type:		
Sample Ref:	PD001798		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Ladies Toilet		Location:		
Position:	Floor below vinyl		Accessibility:		
Item Description:	Bitumen adhesive		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#30	Material Assessment	Product type:		
Sample Ref:	PD001799		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Ladies Toilet		Location:		
Position:	Floor		Accessibility:		
Item Description:	Textured Coating debris		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Less than 1m2 over 8m2				

Item / Inspection Ref:	#31	Material Assessment	Product type:	2	
Sample Ref:	PD001800		Condition / Damage:	1	
Survey date:	20/05/22		Surface Treatment:	2	
Analysis date:	May 26 2022		Asbestos Type:	1	
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:	6	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1	
Room:	Ladies Toilet		Location:	2	
Position:	To pipework below fibreglass insulation		Accessibility:	0	
Item Description:	Paper lining		Extent/amount:	2	12lm
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Remove		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	4	
			Total Score:	10	
Comments:					



Item / Inspection Ref:	#32	Material Assessment	Product type:	2	
Sample Ref:	As Sample PD001800		Condition / Damage:	1	
Survey date:	20/05/22		Surface Treatment:	2	
Analysis date:			Asbestos Type:	1	
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:	6	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1	
Room:	Storage area 1		Location:	1	
Position:	Cut off pipework below fibreglass insulation to rear wall		Accessibility:	0	
Item Description:	Paper lining		Extent/amount:	0	<1lm
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	1	
Action:	Remove		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
		Total Score:	9		
Comments:					

Item / Inspection Ref:	#33	Material Assessment	Product type:		
Sample Ref:	As Sample PD001785		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 3		Location:		
Position:	Panelling around window at high level		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#34	Material Assessment	Product type:		
Sample Ref:	PD001801		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 3		Location:		
Position:	Walls		Accessibility:		
Item Description:	Textured Coating onto masonry		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:	Stipple effect ARSx20	Total Score:			

Item / Inspection Ref:	#35	Material Assessment	Product type:		
Sample Ref:	PD001802		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:	May 26 2022		Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 3		Location:		
Position:	Floor		Accessibility:		
Item Description:	Textured Coating debris		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Less than 1m2 over 30m2				

Item / Inspection Ref:	#36	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Electrical room in storage area 3		Location:		
Position:	Within live electrical equipment throughout building		Accessibility:		
Item Description:	No access		Extent/amount:	3no.	
Level of Identification:	INACCESSIBLE (PRESUMED)		Number of Occupants:		
Action:			Frequency of Use:		
RISK CODE:	No Access		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#37	Material Assessment	Product type:		
Sample Ref:	As Sample PD001782		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 3		Location:		
Position:	To door frame of right hand side double doors		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#38	Material Assessment	Product type:		
Sample Ref:	As Sample PD001782		Condition / Damage:		
Survey date:	20/05/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Warehouse F, Sovereign Industrial Park, Liverpool		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Storage area 3		Location:		
Position:	Panel above fire exit door		Accessibility:		
Item Description:	Insulating board		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

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

Risk Category Selection

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

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

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

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

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

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

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

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

APPENDIX 2 - BULK ANALYSIS CERTIFICATE



Unit G12 The Bloc
38 Springfield Way
Anlaby, Hull
East Yorkshire
HU10 6RJ
Phone: 01482 221651
Mobile: 07855 409089
email: info@eastridinglabs.co.uk
www.eastridinglabs.co.uk

East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

25th May 2022

REPORT NUMBER ERL/120019

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

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

Site reference: Warehouse F Sovereign Industrial Park, Wilson Road,
Liverpool, L36 6AD

Order reference: J723758

Number of samples: 30

Sample(s) taken by: Tersus

Date received: 23/05/22

Date of analysis: 25/05/22

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, E Rainbird & L Sylvester

Analysed at: East Riding Laboratories Ltd

RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/492502	PD001773	Felt / board composite to roof	Ground floor external	No asbestos detected
ERL/492503	PD001774	Damp proof course to low level walls	Ground floor external	No asbestos detected
ERL/492504	PD001775	Mastic to window frames	Ground floor external	No asbestos detected
ERL/492505	PD001776	Mastic to rear concertina shutter doors	Ground floor external	Chrysotile (White Asbestos)
ERL/492506	PD001777	Mastic to gutters	Ground floor external	No asbestos detected
ERL/492507	PD001778	Cement debris loose to floor in hardcore	Ground floor external	Chrysotile (White Asbestos)
ERL/492508	PD001779	Mastic to rear frames	Ground floor external	No asbestos detected
ERL/492509	PD001780	Bitumen adhesive to floor adjacent windows	Ground floor storage area 1	Chrysotile (White Asbestos)
ERL/492510	PD001781	Red screed to floor adjacent door	Ground floor storage area 1	No asbestos detected
ERL/492511	PD001782	Insulating board to doorframe to left-hand side	Ground floor storage area 1	No asbestos detected
ERL/492512	PD001783	Blue vinyl floor tiles & adhesive to right-hand side	Ground floor storage area 1	No asbestos detected
ERL/492513	PD001784	Red vinyl floor tiles & adhesive to right-hand side	Ground floor storage area 1	No asbestos detected

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/492514	PD001785	Insulating board panelling around window at high level	Ground floor storage area 2	No asbestos detected
ERL/492515	PD001786	Insulating board panel around pipe above entrance to offices	Ground floor storage area A3 offices	No asbestos detected
ERL/492516	PD001787	Textured coating to ceiling	Ground floor corridor to offices	No asbestos detected
ERL/492517	PD001788	Textured coating to ceiling	Ground floor server room	No asbestos detected
ERL/492518	PD001789	Textured coating to ceiling	Ground floor office 1	No asbestos detected
ERL/492519	PD001790	Textured coating to ceiling	Ground floor office 2	No asbestos detected
ERL/492520	PD001791	Textured coating debris to floor	Ground floor office 2	No asbestos detected
ERL/492521	PD001792	Textured coating to ceiling	Ground floor main office	No asbestos detected
ERL/492522	PD001793	Bitumen adhesive to floor	Ground floor kitchen	No asbestos detected
ERL/492523	PD001794	Textured coating to ceiling	Ground floor gents'	No asbestos detected
ERL/492524	PD001795	Bitumen adhesive to floor	Ground floor gents'	No asbestos detected
ERL/492525	PD001796	Textured coating debris to floor	Ground floor gents'	No asbestos detected
ERL/492526	PD001797	Textured coating to ceiling	Ground floor ladies'	No asbestos detected
ERL/492527	PD001798	Bitumen adhesive to floor	Ground floor ladies'	No asbestos detected
ERL/492528	PD001799	Textured coating to debris to floor	Ground floor ladies'	No asbestos detected

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/492529	PD001800	Paper lining to pipework below fibreglass insulation in ceiling	Ground floor ladies'	Chrysotile (White Asbestos)
ERL/492530	PD001801	Textured coating to wall	Ground floor storage area 3	No asbestos detected
ERL/492531	PD001802	Textured coating debris to floor	Ground floor storage area 3	No asbestos detected

REPORTED BY

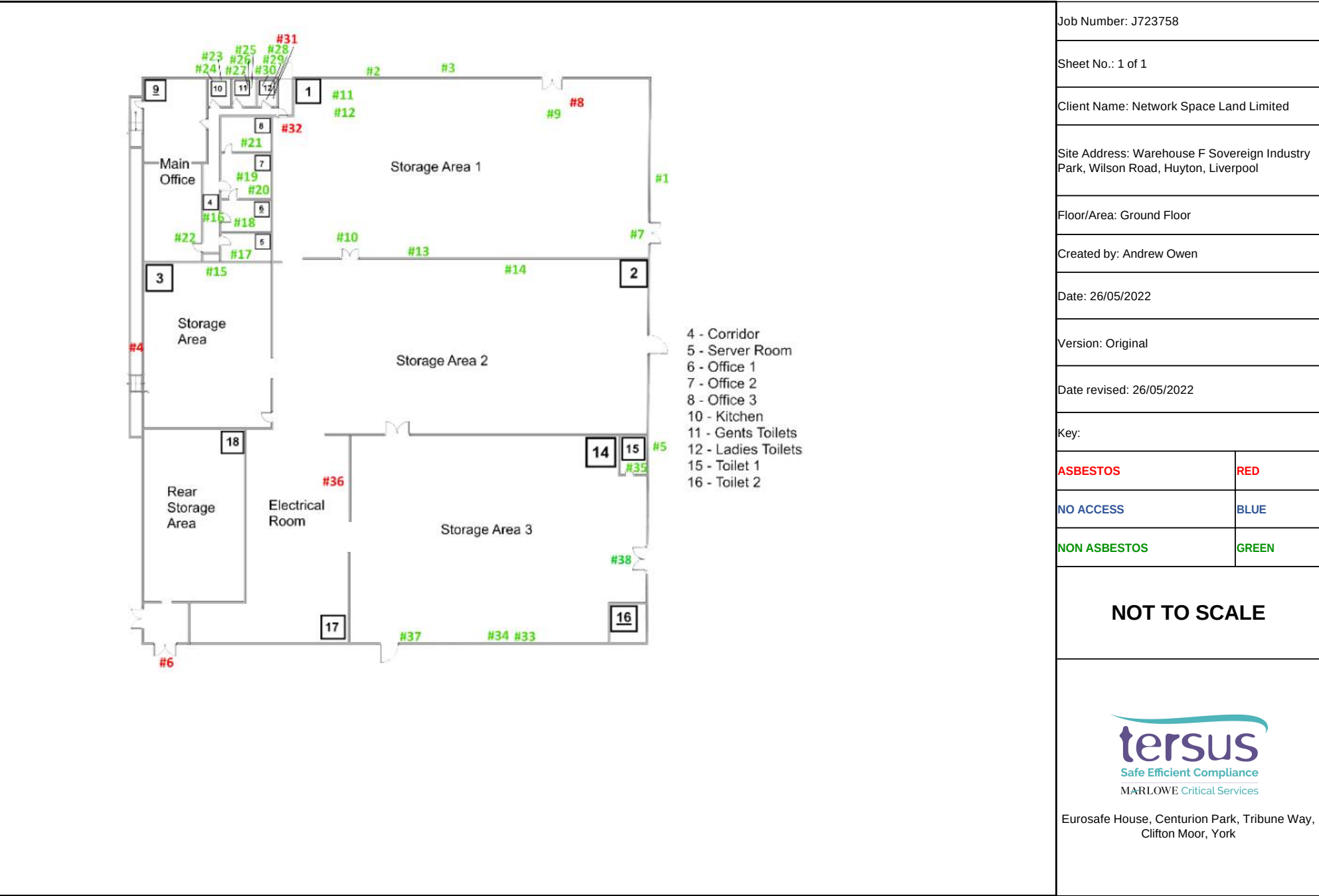
**S Hart** BSc (Hons)
Managing Director**Disclaimer**

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

APPENDIX 3 - ANNOTATED PLANS



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