

Refurbishment Survey

On Behalf Of

Build DC Limited

Date of Survey: 23/10/2017

Survey Reference Number: G-02394



Park Terrace Works
Park Terrace
Glossop
SK13 8HU

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Section 1: Contact Information

CLIENT

Build DC Limited
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CONTACT

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SITE ADDRESS

Park Terrace Works
Park Terrace
Glossop
SK13 8HU

CONTACT

Tel:

INSTRUCTION PARTY

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ASBESTOS CONSULTANT

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Section 2: Introduction

2.1 Executive Summary

A.S.I. Environmental Ltd received a request from Build DC Limited to undertake an asbestos survey at the premises known as:

Park Terrace Works

Park Terrace

Glossop

on behalf of Build DC Limited.

The areas of the premises inspected during this Refurbishment Survey are as indicated by the site diagrams (Appendix I). The survey generally progresses through a building subdivided into areas (usually rooms) and findings are referenced by floor level and area. The outsides of the structure are listed separately under 'Externals'.

Areas not accessed during the survey are summarised as follows. These should be presumed to contain asbestos:

All areas within scope of survey were accessed

Asbestos Containing Materials (ACMs) identified during the survey have been assessed for their condition at the time of inspection. This information has been used to categorise each one according to its potential to release fibres, if disturbed. This ranges over: high, medium, low and very low risks. Any which have been rated as these are listed below.

| Entry | Floor | Location | Description | Recommendation | Associated Risk |
|-------|--------------|----------|-------------------|-----------------------------|-----------------|
| 001 | Ground Floor | External | Roof - Cement | Remove if affected by works | Very Low |
| 002 | Ground Floor | Workshop | Pipework - Cement | Remove if affected by works | Very Low |
| 006 | 1st Floor | Store1 | Walls - Cement | Remove if affected by works | Low |

2.2 General Site Information

The premises surveyed comprise the following:

Property Type: Industrial

Approx Building Age: 1900's

This Refurbishment Survey aims to locate, as far as is reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the area where major refurbishment work will take place. The resulting information should be used to implement an asbestos management plan in accordance with HSE guidance.

Survey Reference No G-02394

Surveying methods used are ASI in-house procedures which are based on HSE guidance document HSG 264. Variations and deviations from these methods, if any, are detailed below.

Areas included in the survey:

Asbestos Refurbishment Survey to all areas of the building

The areas included in the survey are as indicated by the site diagrams (Appendix I).

Areas excluded from the scope of this survey:

The following areas are not covered by this survey. These, if any, are in addition to any individual 'no access' areas which may have been recorded in areas within the scope of the survey.

None.

The surveyors attending site were:

Neil Dean

The survey was completed on the 23/10/2017.

Section 3: Survey Results Summary

3.1 Guidance

Non-Accessible

Non-accessible areas are recorded where an area is inaccessible to the surveyors. Non-accessed areas should be regarded as containing asbestos until they can be assessed by a competent person.

Presumed / Strongly Presumed

In the absence of any other information or if the surveyor cannot gain full access to a suspicious area or material, it must be PRESUMED that asbestos is present and the asbestos type present is AMPHIBOLE.

If the surveyor observes that a material is identical in composition to a previously identified ACM, then it may be STRONGLY PRESUMED. A strong presumption of asbestos content may also be made when a product type is identified which is known for example by age, brand and composition or may have visible asbestos fibres.

Referred Samples

When similar materials or products are encountered in separate locations, the item may be sampled once and subsequent occurrences referred back to this initial sample for their method of identification. The referred samples will therefore take on the same analysis result as the original by recording a strong presumption of the asbestos fibre content.

Accessibility

Items recorded during the survey will be assessed by the surveyor for their level of accessibility to any occupants of that room or area. This is done by allocating one of the four categories; usually inaccessible, occasionally, easily, routinely.

3.2 Survey Results – Asbestos Summary

ASI Job Ref: G-02394

Site: Park Terrace Works, Park Terrace, Glossop

Inspection Date: 23/10/2017

| Entry | Building | Floor | Area | Item Description | Identification Method | Asbestos Fibre Type(s) | Approx. Extent | Material Risk | Accessibility | Room Note |
|-------|--------------------|--------------|----------|-------------------|-----------------------|------------------------|-------------------|---------------|---------------|--|
| 001 | Park Terrace Works | Ground Floor | External | Roof - Cement | Sample 01 | Chrysotile | 6 m ² | Very Low | Medium | Walls: Brick Rainwater Goods: Plastic Roof: Pitched Timber and Tile Windows: Timber Door: Timber |
| 002 | Park Terrace Works | Ground Floor | Workshop | Pipework - Cement | Sample 02 | Chrysotile | 2 lin m | Very Low | Easy | Walls: Brick Floor: Concrete Ceiling: Timber Door: Timber Beam: Cement Ceiling: Insulating Board Ceiling: Textured Coating |
| 006 | Park Terrace Works | 1st Floor | Store1 | Walls - Cement | Sample 09 | Chrysotile | 20 m ² | Low | Medium | Walls: Brick Ceiling: Plasterboard Floor: Timber |

3.3 Survey Results – Non-Asbestos Summary

ASI Job Ref: G-02394

Site: Park Terrace Works, Park Terrace, Glossop

Inspection Date: 23/10/2017

| Entry | Building | Floor | Area | Item Description | Identification Method | Asbestos Type(s) | Fibre | Approx. Extent | Room Note |
|-------|--------------------|--------------|----------|----------------------------|-----------------------|------------------|-------|-------------------|--|
| 002 | Park Terrace Works | Ground Floor | Workshop | Ceiling - Insulating Board | Sample 03 | NAD | | 1 m ² | Walls: Brick Floor: Concrete Ceiling: Timber Door: Timber Beam: Cement Ceiling: Insulating Board Ceiling: Textured Coating |
| 002 | Park Terrace Works | Ground Floor | Workshop | Beam - Cement | Sample 04 | NAD | | 1 no | Walls: Brick Floor: Concrete Ceiling: Timber Door: Timber Beam: Cement Ceiling: Insulating Board Ceiling: Textured Coating |
| 002 | Park Terrace Works | Ground Floor | Workshop | Ceiling - Textured Coating | Sample 05 | NAD | | 15 m ² | Walls: Brick Floor: Concrete Ceiling: Timber Door: Timber Beam: Cement Ceiling: Insulating Board Ceiling: Textured Coating |

| Entry | Building | Floor | Area | Item Description | Identification Method | Asbestos Type(s) | Fibre | Approx. Extent | Room Note |
|-------|--------------------|--------------|-----------------|----------------------------|-----------------------|------------------|-------|------------------|---|
| 003 | Park Terrace Works | Ground Floor | Kitchen | Sink - Bitumen Sink Pad | Sample 06 | NAD | | 1 no | Floor: Concrete Walls: Plastered Brick / Block / Concrete Ceiling: Plasterboard Door: Timber Sink: Bitumen Sink Pad |
| 004 | Park Terrace Works | Ground Floor | W/C | Wall - Textured Coating | Sample 07 | NAD | | 3 m ² | Walls: Brick Floor: Concrete Ceiling: Plasterboard Door: Timber Wall: Textured Coating |
| 005 | Park Terrace Works | Ground Floor | Hall and Stairs | Ceiling - Textured Coating | Sample 08 | NAD | | 6 m ² | Walls: Brick Floor: Concrete Ceiling: Plasterboard Stairs: Timber Ceiling: Textured Coating |
| 007 | Park Terrace Works | 1st Floor | Store 2 | No suspect materials found | N/A | N/A | | | Walls: Brick Roof: Pitched Timber and Tile Ceiling: Timber Floor: Timber |

Section 4: Asbestos Register

Survey Details

| | |
|-----------------------------|---------------|
| Entry Number | 001 |
| Lead Surveyor | Neil Dean |
| Inspection Type | Refurbishment |
| Inspection Date | 23/10/2017 |
| Next Inspection Date | 23/10/2018 |

Item Details

| | |
|-------------------------|------------------|
| Area Title | External |
| Floor / Level | Ground Floor |
| Product Type | Cement |
| Sample Reference | S001 |
| Item Description | Roof: Cement |
| Estimated Extent | 6 m ² |

Material Algorithm

| | | | | |
|-------------------------------|-------------------------------------|---|------------------------|------------------------------------|
| Product Type | Asbestos reinforced composites etc. | 1 | Material Factor | Potential for Fibre Release |
| Treatment | Refer to Appendix III | 1 | >= 10 | High |
| Damage Extent | Low Damage | 1 | 7 – 9 | Medium |
| Asbestos Type | Chrysotile | 1 | 5 – 6 | Low |
| Material Factor Rating | | 4 | 2 – 4 | Very Low |

Material Assessment

| | | |
|-------------------------------|---|----------|
| Material Factor Rating | Result from Material Assessment (above) | 4 |
| Material Category | Potential for fibre release | Very Low |

Advised Actions

Remove if affected by works - Should this item be affected by the upcoming planned works then it should be removed in accordance with current legislation, if not then the item can be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

Survey Reference No G-02394

Survey Details

| | |
|----------------------|---------------|
| Entry Number | 002 |
| Lead Surveyor | Neil Dean |
| Inspection Type | Refurbishment |
| Inspection Date | 23/10/2017 |
| Next Inspection Date | 23/10/2018 |

Item Details

| | |
|------------------|------------------|
| Area Title | Workshop |
| Floor / Level | Ground Floor |
| Product Type | Cement |
| Sample Reference | S002 |
| Item Description | Pipework: Cement |
| Estimated Extent | 2 lin m |



Material Algorithm

| | | | | |
|------------------------|-------------------------------------|---|-----------------|-----------------------------|
| Product Type | Asbestos reinforced composites etc. | 1 | Material Factor | Potential for Fibre Release |
| Treatment | Refer to Appendix III | 1 | >= 10 | High |
| Damage Extent | Low Damage | 1 | 7 – 9 | Medium |
| Asbestos Type | Chrysotile | 1 | 5 – 6 | Low |
| Material Factor Rating | | 4 | 2 – 4 | Very Low |

Material Assessment

| | | |
|------------------------|---|----------|
| Material Factor Rating | Result from Material Assessment (above) | 4 |
| Material Category | Potential for fibre release | Very Low |

Advised Actions

Remove if affected by works - Should this item be affected by the upcoming planned works then it should be removed in accordance with current legislation, if not then the item can be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

Survey Reference No G-02394

Survey Details

| | |
|----------------------|---------------|
| Entry Number | 006 |
| Lead Surveyor | Neil Dean |
| Inspection Type | Refurbishment |
| Inspection Date | 23/10/2017 |
| Next Inspection Date | 23/10/2018 |

Item Details

| | |
|------------------|-------------------|
| Area Title | Store1 |
| Floor / Level | 1st Floor |
| Product Type | Cement |
| Sample Reference | S009 |
| Item Description | Walls: Cement |
| Estimated Extent | 20 m ² |



Material Algorithm

| | | | | |
|------------------------|-------------------------------------|---|-----------------|-----------------------------|
| Product Type | Asbestos reinforced composites etc. | 1 | Material Factor | Potential for Fibre Release |
| Treatment | Refer to Appendix III | 1 | >= 10 | High |
| Damage Extent | Medium Damage | 2 | 7 – 9 | Medium |
| Asbestos Type | Chrysotile | 1 | 5 – 6 | Low |
| Material Factor Rating | | 5 | 2 – 4 | Very Low |

Material Assessment

| | | |
|------------------------|---|-----|
| Material Factor Rating | Result from Material Assessment (above) | 5 |
| Material Category | Potential for fibre release | Low |

Advised Actions

Remove if affected by works - Should this item be affected by the upcoming planned works then it should be removed in accordance with current legislation, if not then the item can be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

Section 5: Asbestos Removal Prior to Refurbishment

Asbestos materials must be removed in advance if they are located where they will be disturbed by the proposed works. The asbestos register in this report aims to locate and identify asbestos materials within the scope of works and provide estimates of their extent. As this report is not an asbestos removal specification, all information should be reviewed before planning removal works.

The guidance below outlines the implications of a material's status under the asbestos licensing regulations. This is primarily dependent on product type and the purpose for which the material was originally put in place.

Work on the following materials usually fall under the asbestos licensing regulations:

Asbestos insulations, coatings and boards.

5.1 Asbestos Containing Materials - Licensed

Removal requires the service of an asbestos removals contractor licensed by the HSE. Working with these materials requires that the HSE is sent a notification form and method statement for the job at least two weeks in advance. This excludes work with textured coating which is now exempted from licensing regulation. There are other possibilities for having exemption from HSE notification, one example of this is that of quickly or easily removed items.

5.2 Asbestos Containing Materials - Non-Licensed

Asbestos containing materials that are non-notifiable may be worked on by appropriately trained personnel without the need for a licensed contractor. However, all waste must be transported in compliance with the Hazardous Waste Regulations and disposed of at an authorised asbestos disposal site.

5.3 HSE Guidance

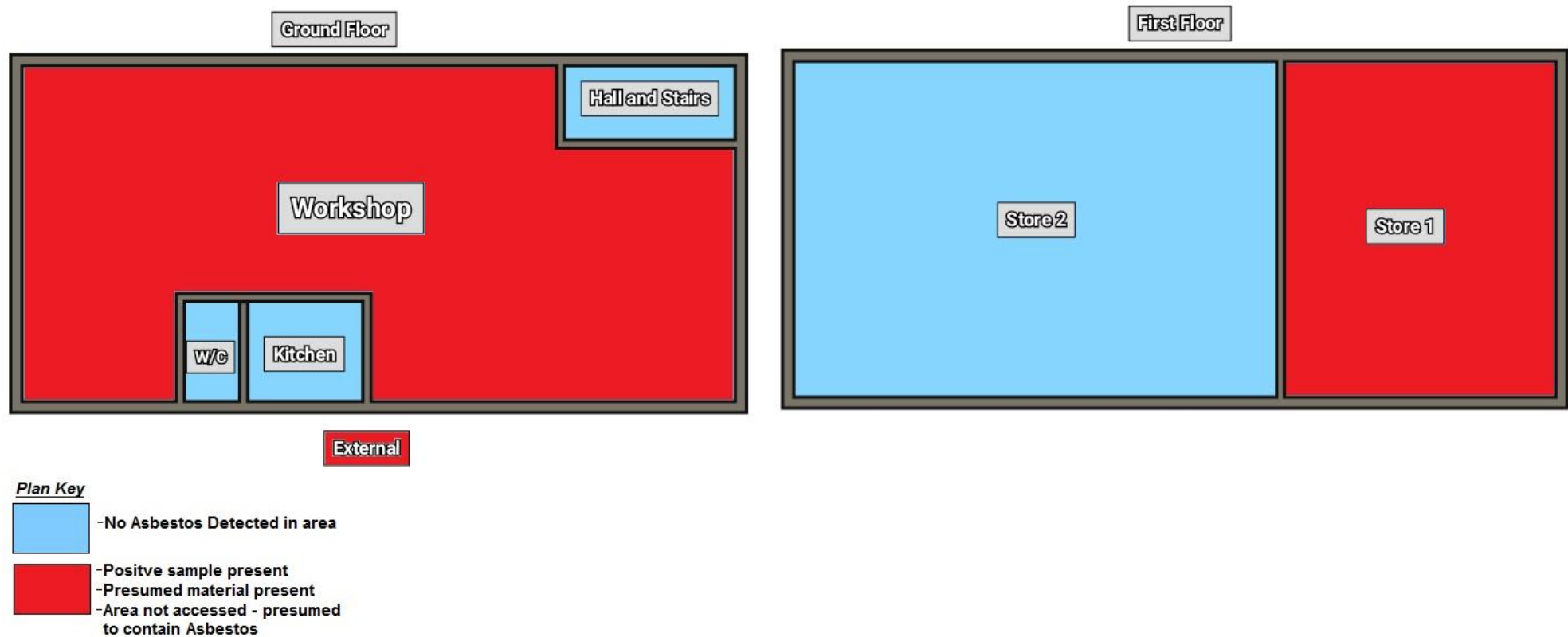
Guidance on asbestos management is available from the HSE website www.hse.gov.uk/pubns. HSE books are available as free downloads (PDF)

Appendix I - Floor Plans

Survey Reference No G-02394

Site: Park Terrace Works, Park Terrace, Glossop

Inspection Date: 23/10/2017



Appendix II – Bulk Sample Certificate

ASBESTOS FIBRE IDENTIFICATION CERTIFICATE

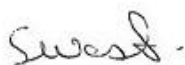
| | | | |
|---------------------------|---|---------------------------------|-------------------|
| Job Reference No.: | G-02394 | Report Date: | 31/10/2017 |
| Client: | Build DC Limited | Source: | ASI Environmental |
| Client Address: | 25 Worksof Road, Aston-cum-Aughton, Sheffield, S26 2EB | No. of Samples Received: | 9 |
| | | Date Received: | 26 October 2017 |
| | | Date Analysed: | 26 October 2017 |
| | | Client Job Number: | |
| FAO: | Damien Cain | | |
| Site Address: | Park Terrace Works Park Terrace, Glossop SK13 8HU | | |

Method of Analysis

Sample identification was carried out using Polarised Light Microscopy coupled with McCrone Dispersion staining techniques in accordance with the documented in-house method based on HSE guidance notes HSG248. (*Asbestos: The Analysts Guide for Sampling Analysis and Clearance Procedures*).

| Sample No. | Location | Item | Product Type* | Asbestos Type Detected | Sample Notes |
|------------|-----------------|----------|---------------------|------------------------|--------------|
| 01 | External | Roof | Asbestos Cement | Chrysotile | |
| 02 | Workshop | Pipework | Asbestos Cement | Chrysotile | |
| 03 | Workshop | Ceiling | Insulating Board | No Asbestos Detected | |
| 04 | Workshop | Beam | Insulating Board | No Asbestos Detected | |
| 05 | Workshop | Ceiling | Textured Coating | No Asbestos Detected | |
| 06 | Kitchen | Sink | Well Bound Material | No Asbestos Detected | |
| 07 | W/C | Wall | Textured Coating | No Asbestos Detected | |
| 08 | Hall and Stairs | Ceiling | Insulating Board | No Asbestos Detected | |
| 09 | Store1 | Walls | Asbestos Cement | Chrysotile | |

| | | |
|-----------------------|-------------------|------------------------------|
| Analysed by: | Susan West | Laboratory Technician |
| Authorised by: | Susan West | Laboratory Technician |



ASI Environmental does not accept any responsibility for information provided by the client or the manner in which samples are taken by the client and delivered to ASI Environmental for analysis.

Notes

- Sample(s) collected are analysed for the presence of six types of asbestos fibres – Crocidolite-blue, Amosite-brown, Chrysotile-white, Anthophyllite, Actinolite and Tremolite.
- Opinions and interpretations are identified by an * are outside the scope of the laboratory's UKAS accreditation.
- NADIS indicates there is NO Asbestos detected in sample.

Appendix III

Key to Material Assessment Algorithms

This key outlines the scoring method used to compute the Material Risks reported in the Asbestos Summary and Register sections.

Material assessments are conducted in line with the procedures outlined in HSG 264.

This key details all parameters of the Material Assessment Algorithm. Each parameter is assigned a weighting according to the physical property of the material observed at the time of the inspection or resulting from sample analysis.

The sum of the weightings provides the Material Factor Rating.

Product Types

| Weighting = 1 | Weighting = 2 | Weighting = 3 |
|--|--|-----------------------------|
| Asbestos Cement Textured Coating Reinforced Composite Well Bound Material | Asbestos Insulation Board Asbestos Textiles/Paper | Asbestos Insulation/Coating |

| Existing Surface Treatment | Weighting Scores |
|--|------------------|
| Reinforced Plastics/Resins/Vinyl tiles | 0 |
| Asbestos cement / Textured coating | 1 |
| Asbestos Insulation Board (sealed) | 1 |
| Asbestos Textiles / Paper | 2 |
| Asbestos Insulation Board (unsealed) | 2 |
| Asbestos Insulation / coating (sealed) | 2 |
| Asbestos Insulation / coating (unsealed) | 3 |

| Extent of Damage to Product | Weighting Scores |
|-----------------------------|------------------|
| N/A | 0 |
| None | 0 |
| Low | 1 |
| Medium | 2 |
| High | 3 |

| Asbestos Fibre Type | Weighting Scores |
|------------------------|------------------|
| N/A | 0 |
| NADIS | 0 |
| Chrysotile | 1 |
| Actinolite | 2 |
| Amosite | 2 |
| Amosite-Chrysotile | 2 |
| Anthopholite | 2 |
| Tremolite | 2 |
| Crocidolite | 3 |
| Crocidolite-Amosite | 3 |
| Crocidolite-Chrysotile | 3 |
| Presumed | 3 |

Appendix IV

Terms and Conditions

The Refurbishment Survey aims to locate, as far as is reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the area where major refurbishment work is planned.

This process will require destructive work using hand tools in order to gain access to and inspect areas which will be disturbed by the forthcoming work. All areas within the scope of the survey which require inspection must be made accessible. If this is not possible, these areas will be detailed on the report to allow inspection of the area as refurbishment progresses. Without extensive demolition work, ASI cannot be held responsible for any omissions to the final report.

The surveyors are responsible for ensuring adequate treatment to seal sample points and ensure fibre release is prevented where possible. Repair and making good of fixtures and fittings affected by the survey work are the responsibility of the client unless agreed with ASI in advance of the survey.

The client is responsible for defining the scope of survey especially when parts of the building are to be excluded. This must be agreed with ASI and fully documented. Generally, there should be no restrictions on access. Exceptions will include excessive health and safety risk (e.g. fire damage) or physical impracticability.

In compliance with the Data Protection Act 1998, ASI will transmit survey results securely via e-mail, fax or post.

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ASI Environmental Ltd cannot accept any responsibility to any parties whatsoever, following the issue of the report for any matters arising which may be considered outside the scope of instructions received.

Where the ASI Environmental Ltd site health and safety risk assessment has indicated that it is not possible to enter an area safely, further measures must be introduced by the client to reduce risks to an acceptable level before the surveyors can inspect those areas.

Survey Reference No G-02394

Lead Surveyor: Neil Dean

Signature:

Date: 23/10/2017

A handwritten signature in cursive script, appearing to read 'Neil Dean'.

Asbestos Survey Reviewed by: Fiona Jackson

Signature:

Date: 31/10/2017

A handwritten signature in cursive script, appearing to read 'Fiona Jackson'.