MANAGEMENT ASBESTOS SURVEY REPORT

Site Name:	**45 Westbourne Road**
Site Address:	**Marsh Huddersfield West Yorkshire HD1 4LG**
Survey carried out by:	**Luke Poston, Asbestos Surveyor Garth Fielding, Asbestos Surveyor**
Date of Survey:	**13 March 2023**
For and on behalf of:	**Imperial Investments & Properties Ltd c/o Walker Singleton (Property Management) Ltd**
Site ID:	**S-07976**
Project Reference:	**S-07976**

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SURVEY REPORT WITH MATERIAL ASSESSMENT

Site ID: S-07976

Project Reference: S-07976

Client: Imperial Investments & Properties Ltd c/o Walker Singleton (Property Management) Ltd

45 Westbourne Road
Marsh
Huddersfield
West Yorkshire
HD1 4LG

Survey Type: Management Survey

This survey was undertaken by:-

Luke Poston & Garth Fielding of
ACS - Health Safety & Environment Ltd
41 Elizabeth Street
Elland
Nr Halifax
West Yorkshire
HX5 0JH

Print Date: 24/03/2023

Report Prepared By:	**Report Checked By:**
Name Luke Poston	Name Ruth Alders
Signed	Signed

A C A D
Asbestos Control & Abatement Division
Surveyor Member

CONTENTS

1. INTRODUCTION

Instructions were received from Mr Oliver Holdsworth of Walker Singleton (Property Management) Ltd, on behalf of Imperial Investments & Properties Ltd to carry out an asbestos survey on the property known as 45 Westbourne Road, Marsh, Huddersfield, West Yorkshire, HD1 4LG. This survey was carried out on the 13th March 2023. The scope of works was to carry out a full asbestos location survey on the premises as outlined by the client. The extent and type of asbestos based materials on site was to be defined.

2. DETAILED SITE DESCRIPTION

The property surveyed is a ground floor vacant retail unit. The property consists of shop floor, kitchen, toilet and stores. Although the building is currently unoccupied no works are planned, it was therefore necessary to carry out a Management Asbestos Survey. The survey was carried out in accordance with the latest Control of Asbestos Regulations (CAR) 2012.

Sample results from a previous survey carried out in October 2021 have been incorporated into this report.

If the building is to undergo major refurbishment/demolition works in the future, then a Refurbishment/Demolition Survey must be carried out before works can begin.

This report is not designed to be a specification for remedial work, and should not be used alone as a basis for quotations or tendering.

If plans of the building to be inspected are not made available to ACS, and it cannot be confirmed if all areas of the property have been identified or accessed; the surveyed premises will be hand sketched during the course of the Asbestos Survey, in order to avoid any misinterpretation; however ACS – Health Safety & Environment Ltd cannot guarantee that all areas/locations of the surveyed building have been accessed or identified. It is the client's responsibility to check the plans provided by ACS within the survey report, and highlight back any concealed or obstructed areas that have not been included.

Fire Doors: The fire doors could not be intrusively inspected during the course of the survey without significant damage being caused, which would affect the integrity of the fire doors. Damaged fire doors can compromise fire resistance and could be condemned by Fire Safety Officers for not meeting RRO - Regulatory Reform (Fire Safety) Order 2005 (FSO) Regulations.

Concealed Spaces and Voids: The survey did not include lift shafts, cavity wall voids, ceiling voids, risers, ducts or concealed spaces in the fabric of the building, where access would have required the use of specialist equipment or tools, or where gaining access to carry out an inspection would have caused damage to decoration, fixtures, fittings or the structure of the building. The survey did not extend to searching for concealed asbestos where removal of materials suspected of containing asbestos would be required for inspection.

Carpets, Furniture, Fixtures and Fittings: We have not inspected areas or surfaces that would require the removal or relocation of carpets, furniture, fixtures or fittings, as this is beyond the scope of this non-intrusive survey.

Access Equipment: Unless specifically detailed in the report, we have only inspected areas that could be accessed without specialist access equipment, other than step-ladders.

Categorisation of asbestos products: Where reference has been made to a particular category of asbestos material, this is based on the surveyor's subjective assessment, and unless specifically stated, density determinations have not been undertaken.

If the report identifies areas that were not accessible for inspection, the Health and Safety Executive Guidance Note HSG264 Asbestos: The Survey Guide, then these areas should be presumed to contain asbestos until inspection and sampling proves otherwise.

3. SAMPLING STRATEGY FOR ASBESTOS MATERIAL (HEALTH & SAFETY POLICY)

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self seal bags where appropriate and a label was left on the site adjacent to the sample location. This label indicates the sample number for cross reference to this report. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were double sealed in polythene bags which would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

4. ASBESTOS SURVEY STRATEGY

All surveys have been carried out in accordance with the requirements of Control of Asbestos Regulations 2012 (CAR 2012).

There are two types of asbestos survey carried out:

4.1 Management Survey – Formerly Type 1 - Presumptive Survey & Type 2 – Sampling Survey

The purpose of this survey is to locate as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACM) in the building and assess their condition. No samples have been taken to verify the presence of asbestos. A material has been presumed to be asbestos unless there is sufficient evidence to suggest that it is not an ACM.

The following reasoned arguments have been used to suggest that a material does not contain asbestos:

- Non-asbestos substitute materials were specified in the original construction or subsequent refurbishments.
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post 1985 construction for amphibole containing asbestos.
- Post 1999 construction for Chrysotile products.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs, or indeed just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment). Where materials have the visible appearance of asbestos or are known to have been manufactured using asbestos they have been marked as STRONG PRESUMPTION.

Note - a presumptive survey will inevitably result in non asbestos containing materials being presumed to be asbestos. We accept no liability for the additional costs and duty incurred in managing this presumption. We recommend that sampling is carried out as far as practicable.

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and therefore minimise the cost of the survey. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material was suspected to contain asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where the survey reports a material as NON-ASBESTOS by visual inspection and with no Analysis of samples (e.g. recently lagged pipe work covered with metal cladding) then the client should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. Therefore the surveying company responsible cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of work.

Where there are large numbers of identical items distributed throughout the site (e.g. fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified.

4.2 Refurbishment/Demolition Survey – Formerly Type 3 - Intrusive Survey

This type of survey is to establish and describe as far as practicable, all ACMs in the building and may have involved destructive inspection techniques. The volume of asbestos materials has been established but no assessment of condition has been made other than to highlight areas of significant damage or debris.

On all types of survey, where NO ACCESS is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area.

Access to these areas MUST be achieved prior to any demolition/refurbishment works being carried out. Please note – this may involve the employment of a licensed asbestos contractor.

This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5. METHODS OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures".

Identification of asbestos fibres was based on the following analytical procedure:

A. A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage;

B. Sample treatment was undertaken (if required) to release or isolate fibres;

C. A detailed and thorough search under the microscope was made to classify the fibre types present;

D. Representative fibres were mounted in appropriate RI liquids on microscope slides;

E. The different fibrous components were identified using PLM.

6. REPORT STRATEGY DEFINITIONS

In accordance with the requirements of the HSG264 Asbestos: The Survey Guide, all asbestos containing materials (ACM) identified on the site have been assessed to consider their potential for fibre release. This assessment has been established using the Material Assessment Algorithm that is defined in the HSG264 document. The assessment is based upon:

1. Product Type
2. Extent of Damage or Deterioration
3. Surface Treatment
4. Asbestos Type

The material assessment identifies the high-risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that are given priority for remedial action. Action priorities have been determined by considering the following:

5. Material Assessment Score
6. The Location of the Material
7. Its Extent
8. Its Accessibility
9. The Perceived Use and Occupation of the Building

A mathematical algorithm has not been used to establish the action priority assessment recommendation.

An Action Priority Rating will be assigned to each asbestos element identified on the sites surveyed.

Non-asbestos elements will not be assigned a priority rating.

Implementation of the system will assist the client to ensure a safe working environment is maintained on site with respect to all asbestos materials identified.

6.1 Assessment of Condition of Asbestos Elements

GOOD
No visible damage.

LOW DAMAGE
A few scratches or surface marks; broken edges on boards, tiles, etc.

MEDIUM DAMAGE
Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.

HIGH DAMAGE
Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

6.2 Surface Treatment

The surface treatment of an ACM has been defined in one of the following categories:

Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.

Enclosed sprays and lagging, AIB (with enforced face painted or encapsulated), asbestos cement sheets, etc.

Unsealed AIB or encapsulated lagging and sprays.

Unsealed lagging and sprays.

6.3 Assessment of Likelihood of Disturbance

The surveyor has made an assessment of the perceived likelihood of disturbance based upon the information available. This is based on the location of the material and its accessibility.

The following definitions have been used to identify location:
OUTDOORS
LARGE ROOM(S)
WELL VENTILATED AREA
ROOM(S) UP TO 100 SQUARE METRES
CONFINED SPACE

The following definitions have been used to describe accessibility:
USUALLY INACCESSIBLE
UNLIKELY TO BE DISTURBED
OCCASIONALLY LIKELY TO BE DISTURBED
EASILY DISTURBED
ROUTINELY DISTURBED

Note - the surveyor can only make an assessment based upon information available at the time of the survey. It is the client's duty to reconsider this factor as part of their management assessment plan.

6.4 Extent of Asbestos Containing Material

The approximate quantity of the asbestos containing material has been provided. This is an estimate only and should not be used for tender or other purposes.

6.5 Material Risk Assessment of Each Asbestos Element

0 TO 4 (VERY LOW)

Materials with assessment scores between 0 to 4 have a very low potential to release fibres if disturbed.

5 TO 6 (LOW)

Materials with assessment scores between 5 to 6 have a low potential to release fibres if disturbed.

7 TO 9 (MEDIUM)

Materials with assessment scores between 7 to 9 have a medium potential to release fibres if disturbed.

10 AND ABOVE (HIGH)

Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed.

6.6 Material Assessment Algorithm

Sample variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, 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 / deterioration	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 where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays or thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Source: HSG264 "Asbestos: The Survey Guide"

6.7 Assessment of Priority of Each Asbestos Element

PRIORITY 1

Priority 1 asbestos materials are in a condition or location which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2

All priority 2 asbestos materials are in a location and/or condition which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 materials should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3

Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 materials if it is decided to carry out building works which would require some disturbance of the asbestos material.

6.8 Management Priority Risk Assessment and Plan

In accordance with the Control of Asbestos Regulations 2012 it is the client's duty to consider the information provided in conjunction with other information that is only available to him which will then enable him to form a complete risk assessment and subsequent management plan.

In assessing the risk the client must consider the following factors:

1. Material Assessment Score
2. Surveyor's Recommendation
3. Surveyor's Action Priority
4. Occupant Activity

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example, a little used storeroom, or an attic, will rarely be accessed and so any asbestos present is unlikely to be disturbed.

At the other end of the scale, in a warehouse lined with AIB panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment.

As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account. Maintenance is dealt with separately.

5. Likelihood of Disturbance

   The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility. For example, asbestos soffits are outdoors and generally inaccessible without the use of ladders or scaffolding, so they are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However, if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley / bed movements.

6. Human Exposure Potential

   The human exposure potential depends on three factors; the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a factory boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in an assembly shop lined with AIB panelling, with 30 workers, which is occupied daily for six hours.

7. Maintenance Activity

   The final area that must be taken into consideration is the level of maintenance activity likely to be taking place in an area. As we have said, maintenance trades such as plumbers and electricians are the group most at risk from accidental exposure to asbestos, so the work they carry out in an area should not be ignored. These activities may be as simple as changing a light bulb in an AIB ceiling or may be substantial such as replacing cabling, or installing new central heating systems. The frequency of maintenance activities also needs to be taken into account when carrying out a risk assessment. If light bulbs need to be changed as frequently as monthly, the risk will be greater than if they are only changed annually and this will have a bearing on the risk assessment conclusions and therefore on the management plan developed.

Guidance is available in the L127 Approved Code Of Practice "Management of Asbestos in Non-Domestic Premises" ISBN 0 7176 2382 3 and HSG 227 "A Comprehensive Guide to Managing Asbestos in Premises" and HSG264 Asbestos: The Survey Guide.

All priority rating assessments of all asbestos materials found on the site are to be found in the asbestos survey report sheets.

7. AREAS OF NO ACCESS

Please Note: Access to these areas MUST be achieved prior to any demolition/ refurbishment works being carried out on site. This may involve the employment of a licensed asbestos contractor.

No inaccessible areas were identified during the course of the survey.

8. COMMENTS AND RECOMMENDATIONS SUMMARY

During the course of the Management Asbestos Survey fifteen samples from a previous survey have been incorporated from a previous survey. Asbestos was positively identified or presumed to be present in the following forms and locations:-

KEY: **PRIORITY 1**
PRIORITY 2
PRIORITY 3

Building / Unit	Floor	Location	Item Description	Recommendations
45 Westbourne Road	0 (Ground)	003 - Electrical Cupboard	Floor Tiles & Adhesive - Vinyl Tiles	MANAGE (FLOOR TILES & ADHESIVE) - The floor tiles and bitumen adhesive do not represent a hazard whilst they remain undisturbed and therefore can remain in-situ if required. A management plan needs to be put in place and the floor tiles and the adhesive regularly monitored for any signs of deterioration or damage. Should any damage occur, then removal by suitably trained persons using H.S.E guidelines should be considered.
45 Westbourne Road	0 (Ground)	003 - Electrical Cupboard	Electrical Equipment - Internal Asbestos Materials	MANAGE (ELECTRICAL EQUIPMENT) - The electrical equipment appears to be in good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the electrical equipment on a regular basis for any signs of deterioration or damage. Should any damage occur, then the electrical equipment should be removed complete without any disturbance to the internal materials by suitably trained persons under controlled conditions using HSE Guidelines, and be disposed of at a licensed disposal facility.
45 Westbourne Road	0 (Ground)	006 - Store	Ceiling Boards - Insulating Board	ENCAPSULATE/ MANAGE/ LABEL (AIB) - The boards are in a damaged condition. They need to be repaired and encapsulated by a licensed removal company. A management plan should then be put in place to monitor the boards on a regular basis for any signs of further deterioration or damage. Should any further damage occur then the boards will need to be repaired or removed by a licensed removal company as a priority. Labelling of the boards left in-situ is also recommended.

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Building / Unit	Floor	Location	Item Description	Recommendations
45 Westbourne Road	0 (Ground)	008 - Ceiling Void	Board Debris - Insulating Board	REMOVE / ENVIRONMENTAL CLEAN (AIB DEBRIS) - The insulation board debris needs to be removed and the area environmentally cleaned by a licensed removal company as a priority.
45 Westbourne Road	0 (Ground)	008 - Ceiling Void	Board forming Boxing - Insulating Board	REMOVE (AIB) - The board is in a poor condition and needs to be removed by a licensed removal company as a priority
45 Westbourne Road	0 (Ground)	008 - Ceiling Void	Wall Boards - Insulating Board	REMOVE (AIB) - The boards are in a poor condition and need to be removed by a licensed removal company as a priority.
45 Westbourne Road	0 (Ground)	009 - External	Putty Seals to Windows & Doors - Putty	MANAGE (PUTTY) - The putty is in good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the putty on a regular basis for any signs of deterioration or damage. Should any damage occur then repair or removal by suitably trained persons should be considered.

It is always recommended that a licensed contractor be used for any asbestos works that are required; however it is not always a legal requirement. In circumstances where it is not necessary, a non-licensed contractor can be employed by the client to carry out works, then the following procedures must be adhered to:

- In accordance with the Control of Asbestos Regulations (2012), an assessment of risk specific to the works to be undertaken must be compiled. The risk assessment must encompass the expected exposure of persons undertaking the works, the environmental fibre levels generated and the control measures to be employed.

- In accordance with Control of Asbestos Regulations (2012), a plan of work must be compiled encompassing the methods and procedures to be adopted to undertake the works.

Any works carried out on asbestos materials must be done in accordance with the Control of Asbestos Regulations 2012 and the Approved Code of Practice Work with materials containing asbestos L143.

All asbestos waste is classed as hazardous waste and as such must be disposed of as per the "The Hazardous Waste (England & Wales) (Amendment) Regulations 2011". The carrier of the waste must hold a "Carriers License" issued by the Environment Agency.

Where asbestos has been found throughout the site, it should be inspected on a regular basis. This should be carried out according to a management programme, with higher risk items being inspected more regularly. The site should be fully inspected on an annual basis by a suitably qualified person to comply with the CAR (2012).

APPENDIX A: Material Assessment Sheet

KEY: **POSITIVE for asbestos containing materials**
NEGATIVE for asbestos containing materials

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	003
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Electrical Cupboard
Description	Electrical Equipment
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	
Survey Type	Management
Sample Number	S-07976/P

MATERIAL ASSESSMENT = 6

Material	Internal Asbestos Materials (2)	**Surface Treatment**	Unsealed cement / Enclosed lagging or spray / Encapsulated board (1)
Condition	Good Condition (0)	**Sample Result**	**Crocidolite**
Location	Room(s) up to 100m²	**Amount**	
Accessibility	Easily Disturbed		

MANAGEMENT SUMMARY

Action	**MANAGE (ELECTRICAL EQUIPMENT)**	**Priority**	**3**	**Notifiable**	**No**	**Licensed**	**No**

Additional Comments

It is very common for electrical equipment of this age and type to have asbestos containing materials internally. Due to them being 'live' at the time of the survey this could not be verified, therefore they must be presumed to be present until proven otherwise when not 'live'

Recommendations

The electrical equipment appears to be in good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the electrical equipment on a regular basis for any signs of deterioration or damage. Should any damage occur, then the electrical equipment should be removed complete without any disturbance to the internal materials by suitably trained persons under controlled conditions using HSE Guidelines, and be disposed of at a licensed disposal facility.

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	003
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Electrical Cupboard
Description	Bitumen Debris
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238559
Survey Type	Management
Sample Number	S-07976/ SGB001119

MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	003
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Electrical Cupboard
Description	Putty to Electric Box
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 558
Survey Type	Management
Sample Number	S-07976/ SGB001118

MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

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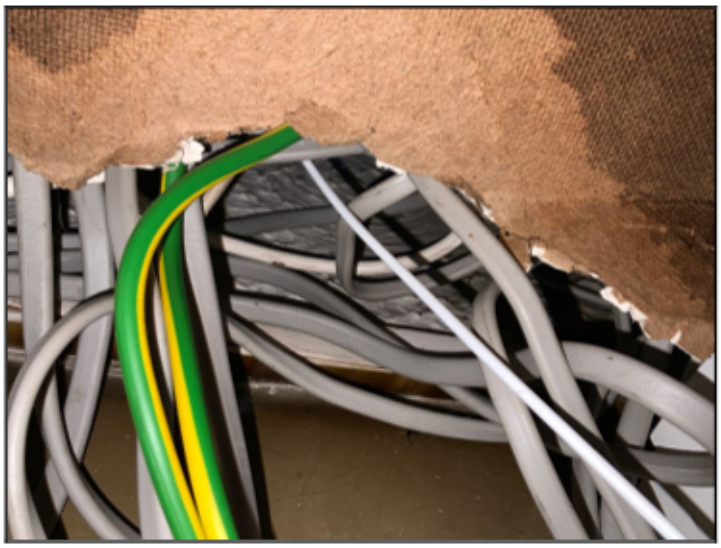
APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	003
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Electrical Cupboard
Description	Textured Coating to High Level Wall
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238562
Survey Type	Management
Sample Number	S-07976/ SGB001122



MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	003
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Electrical Cupboard
Description	Cable Wrap
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 560
Survey Type	Management
Sample Number	S-07976/ SGB001120

MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	003
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Electrical Cupboard
Description	Floor Tiles & Adhesive
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 561
Survey Type	Management
Sample Number	S-07976/ SGB001121

MATERIAL ASSESSMENT = 3

Material	Vinyl Tiles (1)	**Surface Treatment**	Composite, reinforced or bonded (0)
Condition	Low Damage (1)	**Sample Result**	**Chrysotile**
Location	Room(s) up to 100m²	**Amount**	1 lin m
Accessibility	Occasional Disturbance		

MANAGEMENT SUMMARY

Action	**MANAGE (FLOOR TILES & ADHESIVE)**	**Priority**	**3**	**Notifiable**	**No**	**Licensed**	**No**

Additional Comments	
Recommendations	**The floor tiles and bitumen adhesive do not represent a hazard whilst they remain undisturbed and therefore can remain in-situ if required. A management plan needs to be put in place and the floor tiles and the adhesive regularly monitored for any signs of deterioration or damage. Should any damage occur, then removal by suitably trained persons using H.S.E guidelines should be considered.**

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	004
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Corridor
Description	Textured Coating
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238563
Survey Type	Management
Sample Number	S-07976/ SGB001123

MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	006
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Store
Description	Textured Coating
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238565
Survey Type	Management
Sample Number	S-07976/ SGB001125

MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	006
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Store
Description	Textured Coating to Boxing
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 566
Survey Type	Management
Sample Number	S-07976/ SGB001126

MATERIAL ASSESSMENT =

Material		**Surface Treatment**	
Condition		**Sample Result**	**No Asbestos Detected**
Location		**Amount**	
Accessibility			

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	006
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Store
Description	Ceiling Boards
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 567
Survey Type	Management
Sample Number	S-07976/ SGB001127

MATERIAL ASSESSMENT = 6

Material	Insulating Board (2)	**Surface Treatment**	Unsealed cement / Enclosed lagging or spray / Encapsulated board (1)
Condition	Low Damage (1)	**Sample Result**	**Amosite/Chrysotile**
Location	Room(s) up to 100m²	**Amount**	4 m²
Accessibility	Occasional Disturbance		

MANAGEMENT SUMMARY

Action	**ENCAPSULATE/ MANAGE/ LABEL (AIB)**	**Priority**	**1**	**Notifiable**	**Yes**	**Licensed**	**Yes**

Additional Comments

Recommendations

The boards are in a damaged condition. They need to be repaired and encapsulated by a licensed removal company. A management plan should then be put in place to monitor the boards on a regular basis for any signs of further deterioration or damage. Should any further damage occur then the boards will need to be repaired or removed by a licensed removal company as a priority. Labelling of the boards left in-situ is also recommended.

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	007
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Store
Description	Bitumen Pad to Sink Drainer
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 568
Survey Type	Management
Sample Number	S-07976/ SGB001128

MATERIAL ASSESSMENT =

Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	008
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Ceiling Void
Description	Wall Boards
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 556
Survey Type	Management
Sample Number	S-07976/ SGB001116

MATERIAL ASSESSMENT = 10

Material	Insulating Board (2)	**Surface Treatment**	Unsealed lagging or spray (3)
Condition	High Damage (3)	**Sample Result**	**Amosite/Chrysotile**
Location	Confined Space	**Amount**	8 m²
Accessibility	Occasional Disturbance		

MANAGEMENT SUMMARY

Action	**REMOVE (AIB)**	**Priority**	**1**	**Notifiable**	**Yes**	**Licensed**	**Yes**

Additional Comments	
Recommendations	**The boards are in a poor condition and need to be removed by a licensed removal company as a priority.**

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	008
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Ceiling Void
Description	Board forming Boxing
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 555
Survey Type	Management
Sample Number	S-07976/ SGB001115

MATERIAL ASSESSMENT = 10

Material	Insulating Board (2)	**Surface Treatment**	Unsealed lagging or spray (3)
Condition	High Damage (3)	**Sample Result**	**Amosite/Chrysotile**
Location	Confined Space	**Amount**	2 lin m
Accessibility	Occasional Disturbance		

MANAGEMENT SUMMARY

Action	**REMOVE (AIB)**	**Priority**	**1**	**Notifiable**	**Yes**	**Licensed**	**Yes**

Additional Comments

Recommendations **The board is in a poor condition and needs to be removed by a licensed removal company as a priority**

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	008
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	Ceiling Void
Description	Board Debris
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 557
Survey Type	Management
Sample Number	S-07976/ SGB001117

MATERIAL ASSESSMENT = 10

Material	Insulating Board (2)	**Surface Treatment**	Unsealed lagging or spray (3)
Condition	High Damage (3)	**Sample Result**	**Amosite/Chrysotile**
Location	Confined Space	**Amount**	
Accessibility	Easily Disturbed		

MANAGEMENT SUMMARY

Action	**REMOVE / ENVIRONMENTAL CLEAN (AIB DEBRIS)**	**Priority**	**1**	**Notifiable**	**Yes**	**Licensed**	**Yes**

Additional Comments

Recommendations **The insulation board debris needs to be removed and the area environmentally cleaned by a licensed removal company as a priority.**

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	009
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	External
Description	Putty Seals to Windows & Doors
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238 570
Survey Type	Management
Sample Number	S-07976/ SGB001130

MATERIAL ASSESSMENT = 2

Material	Putty (1)	**Surface Treatment**	Composite, reinforced or bonded (0)
Condition	Good Condition (0)	**Sample Result**	**Chrysotile**
Location	Outdoors	**Amount**	20 lin m
Accessibility	Occasional Disturbance		

MANAGEMENT SUMMARY

Action	**MANAGE (PUTTY)**	**Priority**	**3**	**Notifiable**	**No**	**Licensed**	**No**

Additional Comments

Recommendations

The putty is in good condition and can remain in-situ if required. A management plan needs to be put in place to monitor the putty on a regular basis for any signs of deterioration or damage. Should any damage occur then repair or removal by suitably trained persons should be considered.

APPENDIX A: Material Assessment Sheets

Site ID	S-07976
Location ID	009
Building/Unit	45 Westbourne Road
Floor	0 (Ground)
Room / Area	External
Description	Putty Seals to Timber
Surveyed	Yes
Source of Information	Luke Poston
Last Inspection Date	13/03/2023
Lab Reference	ALS/J056672/BS238569
Survey Type	Management
Sample Number	S-07976/ SGB001129

MATERIAL ASSESSMENT =

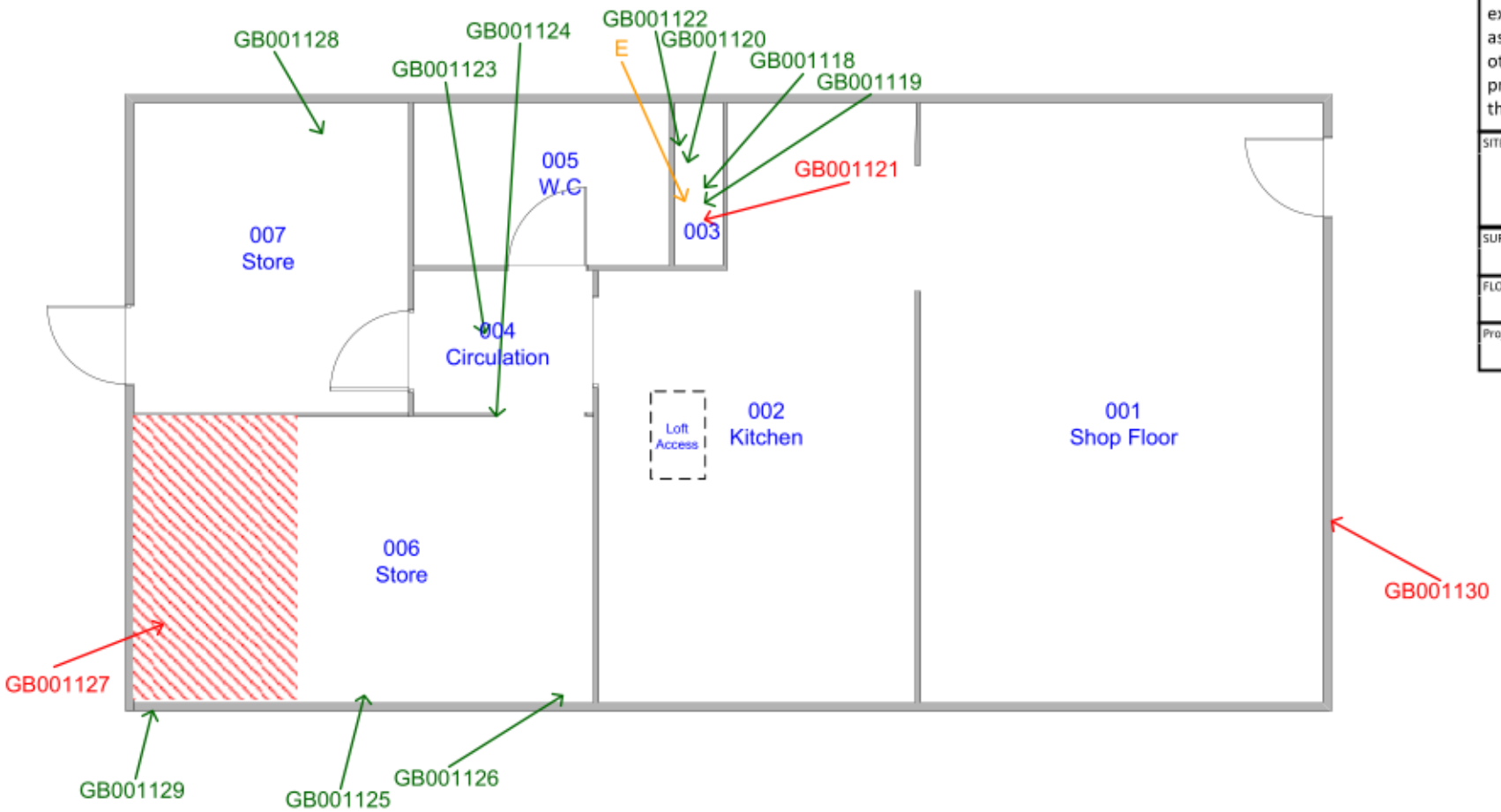
Material	**Surface Treatment**	
Condition	**Sample Result**	**No Asbestos Detected**
Location	**Amount**	
Accessibility		

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**	**Licensed**
Additional Comments	**No asbestos was identified within the sample analysed.**		
Recommendations			

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX B: Drawings



Health Safety Environment Limited

The information indicated on this drawing shows the location of any sampled or presumed suspect materials within the building, this should not be conceded as exhaustive and it must be assumed there may be other suspect materials present concealed within the structure.

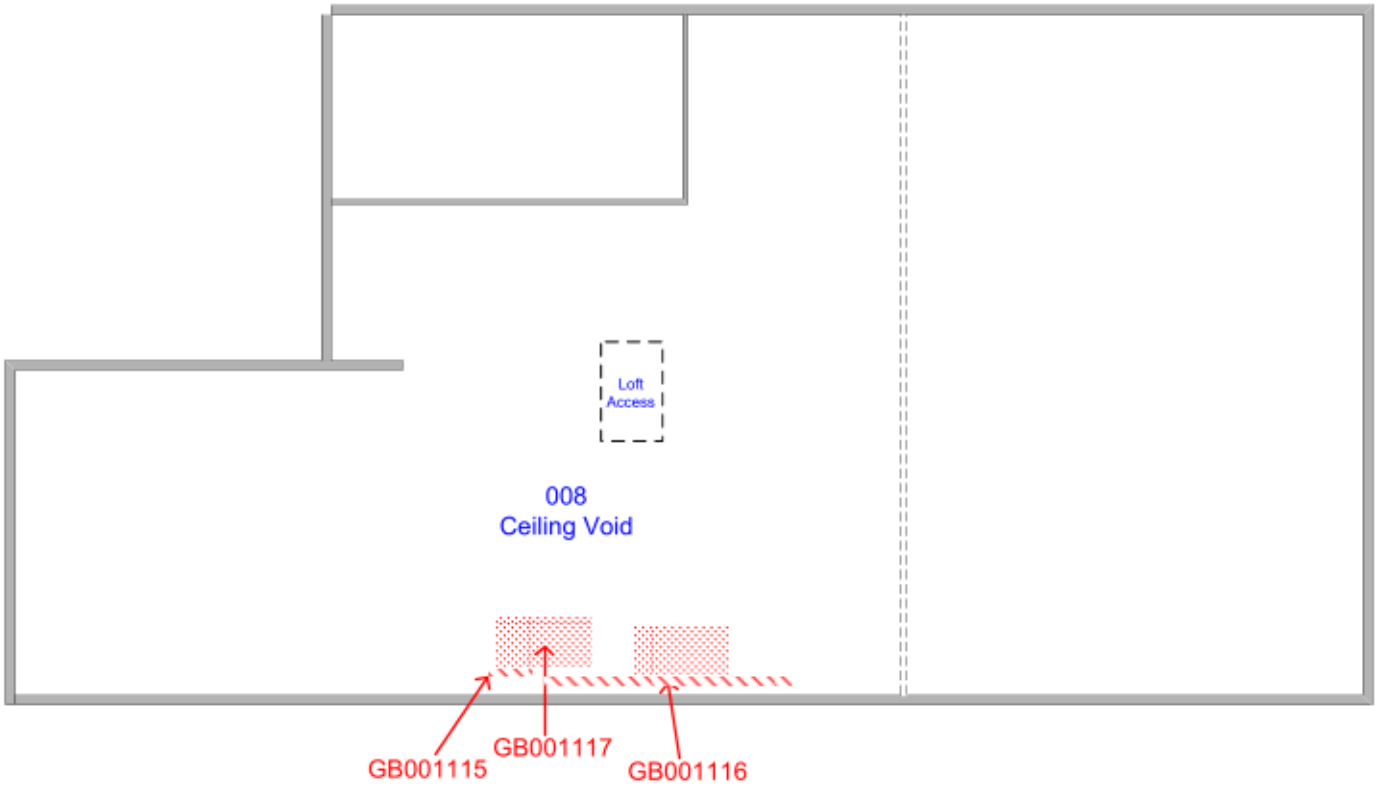
SITE	45 Westbourne Road Marsh Huddersfield
SURVEY TYPE	Management
FLOOR	GROUND
Project Number	S-07976

Insulation/Lagging	Insulation Board (AIB) Debris	Insulation Board (AIB)	Asbestos Paper	Floor Tiles & Adhesive	GB00000 Positive	GB00000 Negative	DRAWN BY: LUKE POSTON	CHECKED BY: RUTH ALDERS
Asbestos Cement (AC) Sheets	Asbestos Cement (AC) Debris	Asbestos Cement (AC) Pipes	Asbestos Cement (AC) Gutters	Textured Coating	GB00000 Same As	E Presumed	E = Electrical Equipment	PAGE: 1 OF 2

Health Safety Environment Limited

The information indicated on this drawing shows the location of any sampled or presumed suspect materials within the building, this should not be conceded as exhaustive and it must be assumed there may be other suspect materials present concealed within the structure.

SITE	45 Westbourne Road Marsh Huddersfield
SURVEY TYPE	Management
FLOOR	CEILING VOID
Project Number	S-07976



Insulation/Lagging	Insulation Board (AIB) Debris	Insulation Board (AIB)	Asbestos Paper	Floor Tiles & Adhesive	GB00000 Positive	GB00000 Negative	DRAWN BY LUKE POSTON	CHECKED BY RUTH ALDERS
Asbestos Cement (AC) Sheets	Asbestos Cement (AC) Debris	Asbestos Cement (AC) Pipes	Asbestos Cement (AC) Gutters	Textured Coating	GB00000 Same As	E Presumed	E = Electrical Equipment	PAGE 1 OF 2

APPENDIX C: Bulk Sample Results

Office 1
24 Liverpool Gardens
Worthing
West Sussex BN11 1RY

Tel: 01903 211444
www.asbestoslabs.co.uk

Asbestos Laboratory Services

UKAS TESTING
4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J056672

Client	ADF Environmental Ltd	**Attention**	Luke Bowen
Client Address	The Wedgwood Big House, 1 Moorland Road, Stoke-on-Trent, Staffordshire, ST6 1DJ		
Site Address	51 Westbourne Road, Huddersfield, West Yorkshire, HD1 4LG		
Site Ref	J000814	**No. of Samples**	16

Date Received	14/10/2021	**Date of Analysis**	18/10/2021 - 19/10/2021	**Report Issue Date**	19/10/2021

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All samples will be retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS238555	GB001115	Roof Void, Roof Void, forming vertical boxing	Panel	Chrysotile + Amosite
BS238556	GB001116	Roof Void, Roof Void, forming wall within the roof void	Panels	Chrysotile + Amosite
BS238557	GB001117	Roof Void, Roof Void, to the floor and various ledges within the roof void	Debris	Chrysotile + Amosite
BS238558	GB001118	Ground Floor, Electrical Cupboard, to the top of the electrical box	Putty	N.A.D.I.S
BS238559	GB001119	Ground Floor, Electrical Cupboard, to the floor	Bitumen debris	N.A.D.I.S
BS238560	GB001120	Ground Floor, Electrical Cupboard, benath the electrical box	Cable wrap	N.A.D.I.S

Analysed By	Olivia Pearce
Analyst Signatory	

Approved By	Morgan Croxford
Approver Signatory	

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Worthing
West Sussex BN11 1RY

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CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J056672

Client	ADF Environmental Ltd	**Attention**	Luke Bowen
Client Address	The Wedgwood Big House, 1 Moorland Road, Stoke-on-Trent, Staffordshire, ST6 1DJ		
Site Address	51 Westbourne Road, Huddersfield, West Yorkshire, HD1 4LG		
Site Ref	J000814	**No. of Samples**	16

Date Received	14/10/2021	**Date of Analysis**	18/10/2021 - 19/10/2021	**Report Issue Date**	19/10/2021

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

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Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS238561	GB001121	Ground Floor, Electrical Cupboard, to the floor	Floor tiles with adhesive	Chrysotile
BS238562	GB001122	Ground Floor, Electrical Cupboard, to the high level wall	Textured coating	N.A.D.I.S
BS238563	GB001123	Ground Floor, Circulation, to the ceiling	Fibreboard panels	N.A.D.I.S
BS238564	GB001124	Ground Floor, Circulation, to the left hand side wall	Textured coating	N.A.D.I.S
BS238565	GB001125	Ground Floor, Store, to high level perimeter walls	Textured coating	N.A.D.I.S
BS238566	GB001126	Ground Floor, Store, to vertical plasterboard boxing	Textured coating	N.A.D.I.S

Analysed By	Olivia Pearce	Approved By	Morgan Croxford
Analyst Signatory		Approver Signatory	

Office 1
24 Liverpool Gardens
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Client	ADF Environmental Ltd	**Attention**	Luke Bowen
Client Address	The Wedgwood Big House, 1 Moorland Road, Stoke-on-Trent, Staffordshire, ST6 1DJ		
Site Address	51 Westbourne Road, Huddersfield, West Yorkshire, HD1 4LG		
Site Ref	J000814	**No. of Samples**	16

Date Received	14/10/2021	**Date of Analysis**	18/10/2021 - 19/10/2021	**Report Issue Date**	19/10/2021

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All samples will be retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS238567	GB001127	Ground Floor, Store, forming the ceiling	Panels	Chrysotile + Amosite
BS238568	GB001128	Ground Floor, Rear Lobby, beneath the drainer	Bitumen pad	N.A.D.I.S
BS238569	GB001129	External, Rear Elevation, to lean to high level timber wall	Putty seals	N.A.D.I.S
BS238570	GB001130	External, Front Elevation, surrounding metal windows and door	Putty seals	Chrysotile

Fibre Type Detected Key

N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; **Amosite** = Brown Asbestos; **Crocidolite** = Blue Asbestos; **Actinolite, Anthophyllite & Tremolite** = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Olivia Pearce	Approved By	Morgan Croxford
Analyst Signatory		Approver Signatory	

APPENDIX D: Asbestos Register

Location ID	Sample Ref	Building	Floor	Room / Area	Description	Sample Result	Quantity	Comments / Recommendations
003	SGB001121	45 Westbourne Road	0 (Ground)	Electrical Cupboard	Floor Tiles & Adhesive Vinyl Tiles	Chrysotile	1 lin	MANAGE (FLOOR TILES & ADHESIVE)
003	P	45 Westbourne Road	0 (Ground)	Electrical Cupboard	Electrical Equipment Internal Asbestos Materials	Crocidolite		MANAGE (ELECTRICAL EQUIPMENT)
006	SGB001127	45 Westbourne Road	0 (Ground)	Store	Ceiling Boards Insulating Board	Amosite/Chrysotile	4 m²	ENCAPSULATE/ MANAGE/ LABEL (AIB)
008	SGB001117	45 Westbourne Road	0 (Ground)	Ceiling Void	Board Debris Insulating Board	Amosite/Chrysotile		REMOVE / ENVIRONMENTAL CLEAN (AIB DEBRIS)
008	SGB001115	45 Westbourne Road	0 (Ground)	Ceiling Void	Board forming Boxing Insulating Board	Amosite/Chrysotile		REMOVE (AIB)
008	SGB001116	45 Westbourne Road	0 (Ground)	Ceiling Void	Wall Boards Insulating Board	Amosite/Chrysotile		REMOVE (AIB)
009	SGB001130	45 Westbourne Road	0 (Ground)	External	Putty Seals to Windows & Doors Putty	Chrysotile		MANAGE (PUTTY)

ITEMS IN RED – LICENSED CONTRACTOR REQUIRED.

ITEMS IN BLACK – WORK CAN BE CARRIED OUT BY SUITABLY TRAINED PERSON / CONTRACTOR.

All asbestos removal works must be carried out by a suitably trained contractor or a licensed asbestos removal contractor where applicable. Any works must be carried out in accordance with the Control of Asbestos Regulations 2012.
All asbestos waste must be disposed of as per the Hazardous Waste (England & Wales) (Amendment) Regulations 2011.

APPENDIX E: Non Asbestos Register

Building / Unit	Floor	Location	Location Description	Description
45 Westbourne Road	0 (Ground)	001	Shop Floor	Floor - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	001	Shop Floor	Wall - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	001	Shop Floor	Ceiling - Plaster Board
45 Westbourne Road	0 (Ground)	002	Kitchen	Ceiling - Plaster Board
45 Westbourne Road	0 (Ground)	002	Kitchen	Floor - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	002	Kitchen	Wall - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Ceiling - Timber
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Wall - Plastered Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Textured Coating to High Level Wall - Bituminous Product
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Floor - Concrete
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Cable Wrap - Woven Product
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Bitumen Debris - Bituminous Product
45 Westbourne Road	0 (Ground)	003	Electrical Cupboard	Putty to Electric Box - Bituminous Product
45 Westbourne Road	0 (Ground)	004	Corridor	Wall - Plastered Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	004	Corridor	Ceiling - Painted Fibre Board
45 Westbourne Road	0 (Ground)	004	Corridor	Floor - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	004	Corridor	Textured Coating - Textured Coating
45 Westbourne Road	0 (Ground)	004	Corridor	Wall - Plaster Board
45 Westbourne Road	0 (Ground)	005	W.C	Floor - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	005	W.C	Wall - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	005	W.C	Ceiling - Plaster Board
45 Westbourne Road	0 (Ground)	006	Store	Ceiling - Plaster Board
45 Westbourne Road	0 (Ground)	006	Store	Floor - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	006	Store	Textured Coating - Textured Coating
45 Westbourne Road	0 (Ground)	006	Store	Textured Coating to Boxing - Textured Coating
45 Westbourne Road	0 (Ground)	006	Store	Wall - Plaster Board
45 Westbourne Road	0 (Ground)	006	Store	Wall - Plastered Brick / Block / Concrete

Building / Unit	Floor	Location	Location Description	Description
45 Westbourne Road	0 (Ground)	007	Store	Bitumen Pad to Sink Drainer - Bituminous Product
45 Westbourne Road	0 (Ground)	007	Store	Wall - Timber
45 Westbourne Road	0 (Ground)	007	Store	Wall - Brick
45 Westbourne Road	0 (Ground)	007	Store	Floor - Ceramic Tiled Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	007	Store	Boiler - Modern Boiler
45 Westbourne Road	0 (Ground)	007	Store	Ceiling - Plastic
45 Westbourne Road	0 (Ground)	008	Ceiling Void	Wall - Plastered Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	009	External	Wall - Plastered Brick / Block / Concrete
45 Westbourne Road	0 (Ground)	009	External	Floor - Tarmac
45 Westbourne Road	0 (Ground)	009	External	Putty Seals to Timber - Putty
45 Westbourne Road	0 (Ground)	009	External	Wall - Glass

APPENDIX F: Supplementary Information

The Health & Safety have produced a number of useful guidance booklets aimed at people with a legal responsibility to manage asbestos. Information can be found on the H & S Website www.hsebooks.co.uk or visit the website: www.hse.co.uk

For general information telephone the H & S Info line 08701 545500
Booklets can be obtained by Mail Order on 01787 881165

The following relevant booklets are recommended.

Introduction to Asbestos Essentials Series No: HSG213
Asbestos Essentials: Task Manual Series No: HSG210
A Comprehensive Guide to Managing Asbestos in Premises Series No: HSG227
Asbestos: The Survey Guide: HSG264
The Management of Asbestos in Non-Domestic Premises Ref: L127
A Short Guide to Managing Asbestos in Premises Ref: INDG223REV3
Asbestos: Effects on Health of Exposure to Asbestos. Ref: 0717610756
Work with Materials containing Asbestos: L143
Health & Safety in Roof Work: HSG33