

Asbestos Refurbishment and Demolition Survey Report

Site Address: High Cross
Madingley Road
Cambridge,
CB3 0ET

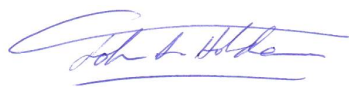
Survey Reference: J178267
Survey Date: 11 Dec 2019 to 18 Feb 2020

Client: British Antarctic Survey
Client Address: High Cross
Madingley Road
Cambridge



Surveyor: John A Holden

Authoriser: Becky Parry



11 Dec 2019 to 18 Feb 2020

3 Mar 2020

assessing & managing
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Section 1

1 PREFACE

This report describes the findings resulting from an inspection survey for asbestos containing materials at the premises listed on the cover page. The survey has been carried out in accordance with our in-house methods and is defined as a Refurbishment and Demolition Survey as detailed in HSG264: Asbestos the Survey Guide and will detail all the findings within the survey remit. 'Traffic Light' colour coding has been utilised throughout to represent an overview of risk that a particular ACM may pose.

An asbestos summary has been provided, which should be considered limited in detail, but advantageous in gaining an 'at a glance' overview of the situation. Important information has been omitted from this summary and therefore it must not be considered in any way representative of the entire situation with regards asbestos. You are advised to read this report in its entirety.

In depth information is only gained through consultation with the entire report document and this will provide all relevant information with regard to the identified ACMs including corresponding risk assessments, suggestions for interpretation strategies and any limitations we encountered whilst conducting the survey. Overall, this provides important asbestos assessment information and is especially relevant for use within asbestos management planning.

In undertaking this survey, we have assumed that all information pertinent to the survey has been fully disclosed prior the work in accordance with the duty to co-operate stipulated within The Control of Asbestos Regulations 2012 "CAR2012".

It is important to note that this is a technical document and is intended for use by persons already experienced with asbestos issues, legislation and its management. Greater interpretation of current asbestos issues can be found on our website and please feel welcome to visit us on www.thameslabs.co.uk. In addition to this, consultation with other reputable sources on the web and with the recommended documents given in Appendix F will provide further understanding. However, if you do require any assistance, please do not hesitate to contact us.

We recommend for asbestos management purposes under CAR2012, that this document is treated as 'live' and kept up to date. A copy should be retained on site to assist the Duty Holder to cooperate with third parties and share information with regards asbestos and ultimately comply with their statutory duties. Please note, however, that this document alone does not constitute a satisfactory management plan within the provisions of Regulation 4 of CAR2012 but should be treated as a 1st tier of assessment information for use in one.

Thames Laboratories is the trading name of The Hazard Management and Environmental Services Laboratories Limited



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Section 2

2 SUMMARY FINDINGS

2.1 Asbestos Materials & Presumptions

The table below summarises instances of ACMs found or suspected in this property and lists rooms that we could not access whilst on site. Please note that additional, important information has been omitted from the summary and the main report must be consulted to gain a complete overview of the situation with regards to asbestos.

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - 1st Floor	168 Mezzanine SMRU	Mastic to timber door frame	No Asbestos Detected	-
Logistics Building - Ground Floor	73 Air Unit Stores	Mastic to timber door frames	No Asbestos Detected	-
Logistics Building - Ground Floor	Boiler Room	Mastic at trough gutter joints	Chrysotile	6
Logistics Building - Ground Floor	Corridor	Mastic at trough gutter joint	Chrysotile	6
Logistics Building - 1st Floor	Stairwell Landing	Mastic to timber door frame	No Asbestos Detected	-
Logistics Building - 1st Floor	171 Logistics File Store	Mastic to timber door frame	No Asbestos Detected	-
Logistics Building - Ground Floor	Wash Room	Mastic to timber door frames	No Asbestos Detected	-
Logistics Building - Ground Floor	Understairs Cupboard	Mastic to timber door frame	No Asbestos Detected	-

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - External	Externals	Low level roof external corrugated roofing - cement	Chrysotile	5
Logistics Building - External	Externals	Low level roof eve fillets - cement	Chrysotile	4
Logistics Building - Ground Floor	78 Mechanical Workshop	Mastic at trough gutter joint	Chrysotile	7
Logistics Building - 1st Floor	167 Light Mechanical Workshop	Mastic to timber door frame	No Asbestos Detected	-
Logistics Building - Ground Floor	76 Marine Workshop and Stores	Mastic at trough gutter joint	Chrysotile	7
Logistics Building - Ground Floor	76 Marine Workshop and Stores	Mastic to timber door frame	No Asbestos Detected	-
Logistics Building - Ground Floor	74 Geological Rock Store	Mastic to timber door frame	Chrysotile	6
Logistics Building - Ground Floor	Logistics Rest Room	Mastic to timber door frames	No Asbestos Detected	-

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - 1st Floor	Cloathing Store	Mastic to timber door frames	No Asbestos Detected	-
Logistics Building - 1st Floor	170 Cloathing Store	Mastic to timber door frames	No Asbestos Detected	-
Logistics Building - Ground Floor	Garage Workshops and Office	Mastic to internal timber door frames	No Asbestos Detected	-
Logistics Building - 1st Floor	Garage Mezzanine	Profile ceiling - cement - rough edging with some loose material at fixings	No Asbestos Detected	-
Logistics Building - 1st Floor	Garage Mezzanine	Mastic to internal timber door frame	No Asbestos Detected	-
Logistics Building - External	Externals	Low level roof underlying profiled roofing - cement	Chrysotile	5
Logistics Building - Ground Floor	Boiler Room	Profile ceiling - cement - rough edging with loose material at fixings	Chrysotile	9
Logistics Building - Ground Floor	Boiler Room	Corrugated roofing exposed at skylights - cement	Chrysotile	8

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - Ground Floor	Boiler Room	Fillets at skylights - cement	Chrysotile	7
Logistics Building - Ground Floor	Boiler Room	Gaskets (black) to in-line flange joints to science building 3 flow and return	Chrysotile	9
Logistics Building - Ground Floor	Boiler Room	Gaskets (green/white) to live gas pipework	No Asbestos Detected	-
Logistics Building - Ground Floor	Boiler Room	Gasket (pink) to CWS pipework flange joint	Chrysotile	9
Logistics Building - Ground Floor	Corridor	Profile ceiling - cement - rough edging with loose material at fixings and small amounts of visible debris on joist troughs	Chrysotile	10
Logistics Building - Ground Floor	Corridor	Corrugated roofing exposed at skylights - cement	Chrysotile	8
Logistics Building - Ground Floor	Corridor	Fillets at skylights - cement	Chrysotile	8
Logistics Building - Ground Floor	78 Mechanical Workshop	Profile ceiling - cement - rough edging with loose material at fixings	Chrysotile	10

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - Ground Floor	78 Mechanical Workshop	Corrugated roofing exposed at skylights - cement	Chrysotile	9
Logistics Building - Ground Floor	78 Mechanical Workshop	Fillets at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	167 Light Mechanical Workshop	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs	Chrysotile	10
Logistics Building - 1st Floor	167 Light Mechanical Workshop	Corrugated roofing exposed at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	167 Light Mechanical Workshop	Fillets at skylights - cement	Chrysotile	7
Logistics Building - 1st Floor	168 Mezzanine SMRU	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs	Chrysotile	10
Logistics Building - 1st Floor	168 Mezzanine SMRU	Corrugated roofing exposed at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	168 Mezzanine SMRU	Fillets at skylights - cement	Chrysotile	7

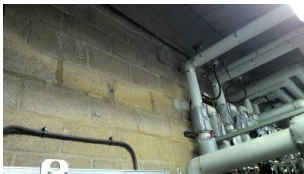
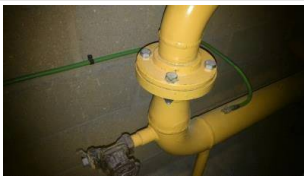
Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - Ground Floor	76 Marine Workshop and Stores	Profile ceiling - cement - rough edging with loose material at fixings	Chrysotile	10
Logistics Building - Ground Floor	76 Marine Workshop and Stores	Corrugated roofing exposed at skylights - cement	Chrysotile	9
Logistics Building - Ground Floor	76 Marine Workshop and Stores	Fillets at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	Corridor Mezzanine	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs	Chrysotile	10
Logistics Building - 1st Floor	Corridor Mezzanine	Corrugated roofing exposed at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	Corridor Mezzanine	Fillets at skylights - cement	Chrysotile	7
Logistics Building - 1st Floor	Corridor Mezzanine	In-line flange gasket (black)	Chrysotile	9
Logistics Building - Ground Floor	71 Supply Chain Logistics	In-line flange gaskets (black) to pipework in ceiling void	Chrysotile	10

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - 1st Floor	Stairwell Landing	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs	Chrysotile	10
Logistics Building - 1st Floor	Stairwell Landing	Fillets at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	171 Logistics File Store	Profile ceiling - cement - rough edging with loose material at fixings and visible debris on framework	Chrysotile	10
Logistics Building - 1st Floor	171 Logistics File Store	Corrugated roofing exposed at skylights - cement	Chrysotile	7
Logistics Building - 1st Floor	171 Logistics File Store	Fillets at skylights - cement	Chrysotile	6
Logistics Building - 1st Floor	Cloathing Store	Profile ceiling - cement - rough edging with some loose material at fixings	Chrysotile	10
Logistics Building - 1st Floor	Cloathing Store	Corrugated roofing exposed at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	Cloathing Store	Panels to front wall - insulating board	No Asbestos Detected	-

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - 1st Floor	Cloathing Store	Fillets at skylights - cement	Chrysotile	7
Logistics Building - 1st Floor	170 Cloathing Store	Profile ceiling - cement - rough edging with some loose material at fixings	Chrysotile	10
Logistics Building - 1st Floor	170 Cloathing Store	Corrugated roofing exposed at skylights - cement	Chrysotile	8
Logistics Building - 1st Floor	170 Cloathing Store	Fillets at skylights - cement	Chrysotile	7
Logistics Building - 1st Floor	170 Cloathing Store	Panels to front wall - insulating board - high damage with visible ground debris and debris within floor void	No Asbestos Detected	-
Logistics Building - 1st Floor	Goods In/Out Mezzanine	Profile ceiling - cement - rough edging with some loose material at fixings	No Asbestos Detected	-
Logistics Building - 1st Floor	Goods In/Out Mezzanine	Panels to internal gable wall - insulating board	No Asbestos Detected	-
Logistics Building - Ground Floor	Goods In/Out	Profile ceiling - cement - rough edging with some loose material at fixings	No Asbestos Detected	-

Building	Main Building			
Floor	Location	Product Description	Asbestos Type	Rating
Logistics Building - Ground Floor	Goods In/Out	Panels to internal gable wall - insulating board	No Asbestos Detected	-
Logistics Building - Ground Floor	Garage Workshops and Office	Profile ceiling - cement - rough edging with some loose material at fixings	No Asbestos Detected	-

2.2 Areas of No Access

Floor	Location	Item / Reason	Recommended Action	Photo
Logistics Building (Warehouse and offices) - Ground Floor	Boiler Room	Block wall cavity not inspected throughout	Inspect Prior to Disturbance	
Logistics Building (Warehouse and offices) - Ground Floor	Gas Intake Cupboard	Flange gasket to live gas pipework not accessed	Inspect Prior to Disturbance	

Inaccessible areas should be presumed to contain asbestos for management purposes until such time as they can be inspected

Section 3

3 AIMS AND OBJECTIVES

3.1 Purpose and Aims of the Survey Inspection

Further to a request from British Antarctic Survey, Thames Laboratories have carried out an Asbestos Refurbishment and Demolition Survey to identify asbestos containing materials (ACM) at:

High Cross
Madingley Road
Cambridge
CB3 0ET

Access to the premises was made by prior arrangement with the client and their representative.

The conduct of the inspection was in accordance to a HSE published method for Asbestos Management Surveys as defined in HSG264 'Asbestos: The survey guide' (HSE, January 2012), and procedures employed are as documented within Thames Laboratories internal documentation, which forms part of our UKAS accreditation for carrying out this type of work, copy's of this document are available on request. The inclusion within this report of priority assessment scores are not covered by UKAS accreditation ISO 17025 for asbestos surveys.

The purpose of this inspection is to locate, as far as reasonably practicable, the presence and extent of suspected asbestos containing materials in the area where the refurbishment will take place or the whole building if demolition is planned. Where necessary suspect asbestos materials are sampled for laboratory analysis in accordance with the HSG248 "Asbestos: The analysts' guide for sampling, analysis and clearance procedures (2005) and the Company's documented in-house procedures.

Some areas of the building will not be opened up during this inspection, and within some types of structures it is possible to find asbestos concealed within these locations. The report details the extent of the survey and Appendix C of this report details any survey constraints and provides information regarding concealed materials within buildings.

The survey has not involved the inspection of land associated with buildings or services that maybe concealed upon said land that have not been identified prior to the commencement of this survey.

It should be noted that this report may not provide sufficient information for tender purposes for asbestos removal works, especially when dealing with larger, more complex buildings. Thames Laboratories other services include the production of asbestos removal specifications for tendering purposes.

This report should be read in its entirety as other comments are contained within the document that may have a bearing on action that may be undertaken or required.

This report must not be reproduced for external use except in full and such use should only be following the written approval of Thames Laboratories. The information provided is intended for the client only and Thames Laboratories will not be held responsible for any outcomes during use and interpretation of this report by a third party. Thames Laboratories will not disclose any information to third parties without written consent of the client.



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3.2 Scope of the Survey

Subject to the survey methodology and general limitations herein, the survey was conducted to the address given on the title page and was surveyed in accordance to instructions of the client or their representative. Any additional observations are given below and any encountered limitations given elsewhere within this report.

3.3 Site Observations

External Notes

Client specific refurbishment and demolition survey prior to proposed re-roofing.

Downpipes	Not Present
Undertile edging	Not Present
Fascia boards	Not Present
Guttering	Metal
Soffits	Not Present
Lining to flat roofs	Not Present
Damp proof course	Not visible
Roof tiles / slates	Not Present

Building Notes

Building Description	Warehouse and offices
Age of Building	1950 - 1970 (circa)
Construction Type	Concrete and steel frame

Internal Notes

Client specific refurbishment and demolition survey prior to proposed re-roofing, possible reconfiguration of internal walls and floor levels, future heating pipework refurbishment and general refurbishment - no specific plans of work provided at time of survey.

All plant and services live at time of survey.

All areas occupied at time of survey, restricting full invasive inspections.

Priority assessments based on perceived normal occupation levels.

Predominant structure of walls throughout	Various
Predominant structure of ceilings throughout	Various
Predominant nature of floors throughout	Mixed - timber and concrete
Models of boilers present (and room numbers)	3No. Viessmann Vitocrossal 200 gas boilers, located in boiler room.

The safety of the surveyors and those using the site has been of paramount importance during the course of the survey. All work has been carried out with full regard to health and safety and in accordance to requirements placed under the Health and Safety at Work Act 1974 and Control of Asbestos Regulations 2012.

In conduct of the survey on the dates agreed, certain areas within the property may have been made unavailable to the surveyor(s). For any specific rooms and areas where access could not be gained, the survey team reserve the right to report this as 'not accessed' and hence must be presumed to contain asbestos, these are given in Section 2 of this report.

Section 4

4 PROCESS OF THE SURVEY INSPECTION

4.1 Conduct of the Survey

The survey has been conducted as described in the Health and Safety Executive's Guidance, HSG264 (Asbestos: The survey guide, April 2012) and our UKAS approved in house methods.

Strict quality control systems are applied to the procedures in carrying out asbestos survey inspections and this has been carried out in accordance with UKAS accreditation for undertaking this type of work - ISO/IEC 17020 (EN 45004).

Note that this survey report does not constitute in any way an asbestos management plan within the provisions of CAR2012 but will provide important information for use in one.

Data is recorded for positive and suspected asbestos occurrences or for those products that might be thought as asbestos bearing, detailing locations of asbestos materials identified, type and extent of material and type of asbestos fibres in the material.

This survey was limited to those areas which the client, tenant or their representative allowed access and identified the survey level required. It is the responsibility of the Client to provide appropriate access for the survey to be carried out. If appropriate access is not made available at the time of the survey then the surveying team reserve the right to report these areas as 'not accessed'.

Photographs and plans included are provided to assist in locating investigated materials - the plans are in no way suitable as an alternative to the report text. See Appendix G.

4.2 Taking Bulk Samples, Analytical Procedures and Presumptions

Bulk samples have been taken, at the density required by the client or where this has not be specified in accordance to HSG264 and HSG248, from materials visually consistent to elements likely to be asbestos containing materials. However, sampling density may have been reduced or increased where it has been deemed appropriate or necessary by the person undertaking the survey.

All bulk samples were analysed within our in-house laboratory in accordance to HSG248 (Asbestos in bulk materials – Sampling and identification by polarised light microscopy) and procedurised in accordance to our UKAS approved in house methods. Samples taken will be retained for a period of 6 months, after which they will be disposed of – if samples are required to be kept longer than this, please contact us for the terms and conditions of this service.

Analytical techniques for sample analysis are based upon stereo microscopy and dispersion staining techniques with crossed polar microscopy in accordance with HSG248 and in house procedures.

Strict quality control systems are applied to the analysis of samples for asbestos identification in accordance with UKAS requirements.

Please note that these samples do not constitute air test results which employ different techniques. You may wish to consider air monitoring as part of you asbestos management strategy.

Sample analysis certificates for bulk samples taken are provided in Appendix B.



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4.3 Presumed Asbestos Materials & Areas of No Access

Under the provisions of current guidance and best practice, all materials that cannot be accessed as part of the survey, should be presumed to contain asbestos unless there is sufficient evidence to support that they do not contain asbestos. Within this report, we may identify materials that we could not sample yet suspect are likely to contain asbestos – this information does not preclude the guidance advice given, but is provided to enhance the information available with regards to instances of ACMs.

When conducting a survey, presumptions are most likely to be made when the material could not be accessed safely, where sampling would result in excessive damage, where sampling the material may compromise its current use or sampling the product may not be safely controlled.

Within the scope of the guidance it is recommended that areas which were not accessed are presumed to contain asbestos, and in these instances the default is to the highest risk materials. It is therefore important to ensure all non accessed areas are inspected promptly to apply the correct risk scores.

A list of all areas/rooms inspected is given in "Appendix I" any area not included should be considered to have been omitted from the survey and managed as an area of no access.

4.4 Risk Assessment Mechanisms

4.4.1 Material Risk Assessment

A materials' potential to release asbestos fibres when disturbed considerably alters the risk the material presents on the basis of HSG264 suggests a recommended– 'Material Assessment' which has been used in this survey. The simple algorithm yields a total score derived from values assigned to a particular materials type, condition, surface treatment and asbestos content. These scores assume 'normal' occupation and do not represent the additional increase in risk during removal or high impact activities such as sanding, cutting and drilling of the material. Where such activities will considerably increase risk to health.

HSG264 and HSG227 provide guidance that ACMs with a total score of 10 to 12 have a high potential of releasing fibres if disturbed. ACMs with a score of 7 to 9 have a medium potential of releasing fibres on disturbance, score values 5 to 6 have a low potential of releasing fibres and any score of 4 or less implies that the material has a very low of potential of releasing fibres. When interpreting these categories, it should be considered that their descriptions are not absolute and consideration should also be given by the score value. When a material is found not to contain asbestos (NAD), all scores are reset to '0' i.e. zero asbestos risk.

The 'Material' assessment algorithm is performed during the survey inspection. The condition of materials may be affected by onsite activities and change following inspection of the site and it is therefore important to note that the inspection relates to this specific point in time. This assessment has been included within the inspection process.

4.4.2 Material Assessment Matrix (HSG264 and HSG227)

Sample Variable	Score	Example
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	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.
Sample Variable	Score	Example
Extent of damage/deterioration	0	Good condition: with 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 and 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

4.4.3 Material Assessment Scores

Guidance within HSG264 has determined that the following risk for asbestos fibre release applies

Score	Potential to release asbestos fibres	Code
10 or more	High	
7 - 9	Medium	
5 - 6	Low	
4 or less	Very Low	

4.4.4 Priority Assessment

Guidance associated with CAR2012 requires the Duty Holder to carry out an additional risk assessment associated to activities that take place within a property. This is termed the 'Priority Assessment' and relates to the likelihood of an ACM being disturbed.

This aspect of the assessment has been devised as an algorithm to assess the priority that each asbestos containing material has in terms of overall action required. Where Thames Laboratories have carried out the priority assessment, the algorithm used has been based upon that stipulated in the HSE guidance document HSG227 'A Comprehensive Guide to Managing Asbestos in Premises'.

In order to provide guidance on the algorithm scores, indicative figures have been produced on the duty holder's behalf based upon standard, presumptive room assessments. The results of these assessments require consideration and review for validity by those occupying the areas and amendment where the values are not correct; this process has been adopted to provide risk assessment values of approximate order.

It should also be noted that certain well bonded asbestos materials may score highly on the 'Priority' assessment, but have a low score on the 'Material' assessment. Careful consideration should therefore be given when interpreting the results of both assessments.

When the duty holder has not conducted or provided the data for the priority assessment scores they should then review the scores and feedback any amendments to the issuing person, these will then be updated prior to the revised version being issued. Should no feedback be received within 5 working days of issue of the draft report it will be taken as acknowledgement of agreement of the scores used. The scores are provided outside of Thames Laboratories UKAS accreditation for asbestos surveys.

4.4.5 Priority Assessment Matrix (HSG227)

The following matrix is given in HSG 227 for guidance in assembling this assessment. Please refer to Appendix D for interpretation strategies undertaken when procuring this assessment.



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Normal Occupant Activity	0	Rarely Used Location
	1	Low disturbance. Office Areas
	2	Periodic disturbance. (Activities which may periodically disturb asbestos) Access Panel
	3	High Levels. Corridors etc
Likelihood of Disturbance Location	0	Outdoors
	1	Large rooms
	2	Rooms up to 100m ²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible / unlikely to be disturbed
	1	Occasional disturbance likely
	2	Easily disturbed
	3	Easily disturbed
Extent / Amount	0	Small amount. String, gaskets etc
	1	<10m ² or 10m length
	2	>10m ² < 50m ² or >10 <50 length
	3	>50m ² or 50m length
Human Exposure Number of Occupants	0	None
	1	1 – 3
	2	4 – 10
	3	>10
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time of use	0	<1 hour
	1	>1 - <3 hours
	2	>3 - <6 hours
	3	> 6 hours
Maintenance Activity Maintenance Activity	0	Minor disturbance
	1	Low disturbance
	2	Medium disturbance
	3	High disturbance
Frequency of maintenance activity	0	Unlikely to be disturbed for maintenance
	1	<= 1 per year
	2	> 1 per year
	3	> 1 per month

The total priority score is derived from the average score for each one of the four categories, rounding up where

necessary. The total score is the sum of these four values.



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4.4.6 Total Risk Score

The total risk score is calculated from the sum of the material and priority assessment totals. In essence, the higher the score, the more significant the risk that a particular ACM poses. Again please note that some well bonded materials may be associated to a high score and further consideration of such instances may be required.

The objective of the total score is to allow ACMs to be compared by risk during development of the action plan.

4.4.7 Total Risk Categorisation and Action Planning

Guide Recommendations.

The recommendations listed below are provided for guidance purposes only.

Three identifiable options exist with regards to the treatment of asbestos materials the options are outlined below with further information being given within Appendix A of this report with regards to legislation.

Remediation.

The remediation of asbestos materials can take two identifiable forms. The first is the removal of the materials the second being the encapsulation of the identified product.

Removal

The removal of asbestos can necessitate the use of a licensed asbestos specialist. Guidance on when this is necessary is provided within Appendix A of this report. Due to the specialist nature of such works costs can be high and large variations can be identified within prices through contractors differing interpretations of works. This survey should not be used for the scoping of such work, as further information will almost always be necessary. The use of asbestos materials is generally to fulfil a specific design requirement within a structure; the removal of the material may therefore require products with similar physical or chemical properties to be used as replacements.

Encapsulation

An alternative to removal is the encapsulation of the identified materials and maybe an option in some circumstances. A range of products and materials can be used for encapsulation or sealing. It should be noted that the preparatory works for encapsulation can involve significant cost, and the work may necessitate the use of a licensed asbestos contractor. Encapsulation should only be regarded as a stop-gap solution, and an effective management plan will need to be developed once material has been encapsulated.

Thames Laboratories would be happy to provide guidance on the most cost effective solution for your individual circumstances.

Labelling.

Where materials have been identified during an inspection and it is believed that effective management of the products can be undertaken, then one option may be to label the identified asbestos products.

Action Planning

It is not within the scope of this report to prepare a detailed action/management plan concerning the management of asbestos containing materials that have been identified.

By way of general guidance the requirements of regulation 4 CAR 2012 are that remaining asbestos materials are managed. The purpose of these management requirements being to prevent the release of asbestos fibres.

Within the material assessment scoring system, a score is assigned to items based upon the ability of a material to release fibres, generally the higher the assigned value the greater the potential for fibre release.

Where high scoring products are present high levels of management will need to be exercised and in some circumstances where adequate controls cannot be implemented then removal of the asbestos needs to be considered.

Where controls can be implemented the following will need to be considered;

- How controls will be conveyed to others

- How the asbestos will be identified to others

- The procedures that need to be followed to ensure good management

- The procedures to be followed if the system fails.

The Health & Safety Executive is currently preparing guidance on the formulation of asbestos management plans.

Asbestos intended to be retained on site should be reassessed in accordance to Management plan parameters.

Specific Recommended Actions

It is assumed that as a Refurbishment and Demolition survey has been performed the building is due for demolition and/or extensive refurbishment and we recommend that all instances of asbestos are removed prior to these works. If it can be assured that an asbestos component will not be disturbed during refurbishment and it is intended for it to be retained, then an appropriate risk assessment should be carried out to substantiate this, and a plan established to manage these materials.

Asbestos work involving licensable products requires the use of a licensed asbestos contractor as in accordance to the Asbestos Licensing Regulations 1983. A 14 day notification period is usually applicable and is enforceable by the relevant authority (often the Health and Safety Executive).

We would generally recommend that licensed contractor be employed for all work with asbestos materials, as they will already satisfy the training and insurance requirements necessary.

4.5 Report Format

Reports compiled as a result of the inspection strategy will detail: The nature, location and extent of the asbestos materials, along with laboratory test results of samples taken, photographs and plans (where provided). A material risk assessment algorithm and priority rating to produce a risk rating guide that may be used in asbestos management systems. When reporting a material's asbestos content, this will be based upon results of laboratory analysis. Where cross-referencing has been made to sampled materials, these will be referred to 'as sample no.'

4.6 Asbestos Use

Although identified as a hazardous material, many uses of asbestos have been beneficial in reducing other risks. A good example of this is its properties for use in a building's fire-protection. It is therefore of vital importance that any programme for removal also considers appropriate replacement materials.

4.7 Air Monitoring

Where damaged or high risk asbestos items are identified consideration should be given to undertaking air monitoring in such locations, Thames Laboratories can assist with this work. It is also recommended that air monitoring is requested should areas be re-occupied post refurbishment and demolition surveys please contact us for a quote.



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Section 5

5 DETAILED REPORT

The following section is derived from the inspections of all room areas within the premises as defined in section 3 of this report.

Each page includes the location, the product, asbestos content and risk assessment for materials that were suspected to contain asbestos whilst conducting the survey. Photographs have been taken when sampling has been carried out for subsequent analysis and to assist in locating materials, particularly hidden materials.

Site conditions that limited the inspection and any rooms that could not be accessed at the time of the survey are specifically listed in Section 2 of this report.



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info@thameslabs.co.uk **www.thameslabs.co.uk**

Building Logistics Building
Floor External

Reference CE003426

[ItemDescription]

Externals

[MaterialDescription]

Low level roof external corrugated roofing - cement

Approx. Quantity

2500m²



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	0	Likelihood of Disturbance Score	1
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 1

Total Risk Score: 5

Overall Risk Rating Very Low Potential to release asbestos fibre

5

Building Logistics Building
Floor External

Reference CE003427

[ItemDescription]

Externals

[MaterialDescription]

Low level roof eve fillets - cement

Approx. Quantity

24lm



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	0	Likelihood of Disturbance Score	1
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 1

Total Risk Score: 4

Overall Risk Rating Very Low Potential to release asbestos fibre

4

Building Logistics Building
Floor External

Reference CE003428

[ItemDescription]

Externals

[MaterialDescription]

Low level roof underlying profiled roofing - cement

Approx. Quantity

250m²



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	0	Likelihood of Disturbance Score	1
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 1

Total Risk Score: 5

Overall Risk Rating Very Low Potential to release asbestos fibre

5

Building Logistics Building
Floor External

Reference CE003429

[ItemDescription]

Externals

[MaterialDescription]

High level roof external corrugated roofing - cement

Approx. Quantity

1500m²



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor External

Reference CE003430

[ItemDescription]

Externals

[MaterialDescription]

High level roof eve fillets - cement

Approx. Quantity

60lm



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor External

Reference CE003431

[ItemDescription]

Externals

[MaterialDescription]

High level roof underlying profile roofing -
cement

Approx. Quantity

1500m²



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003428

[ItemDescription]

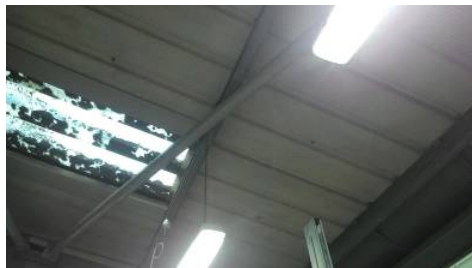
Boiler Room

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings (as sample CE003428)

Approx. Quantity

90m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 9	9
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003426

[ItemDescription]

Boiler Room

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

3lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor Ground Floor

Reference As CE003427

[ItemDescription]

Boiler Room

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

6lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 7

Overall Risk Rating Very Low Potential to release asbestos fibre

7

Building Logistics Building
Floor Ground Floor

Reference CE003547

[ItemDescription]

Boiler Room

[MaterialDescription]

Mastic at trough gutter joints

Approx. Quantity

3lm



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	0	Asbestos Type Score	1

Total Score: 2

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 6

Overall Risk Rating Very Low Potential to release asbestos fibre

6

Building Logistics Building
Floor Ground Floor

Reference CE003548

[ItemDescription]

Boiler Room

[MaterialDescription]

Gaskets (orange/white) to flow and return
pipework flanges at boilers

Approx. Quantity

6no.



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference CE003549

[ItemDescription]

Boiler Room

[MaterialDescription]

Gaskets (green/white) to valve flange joints

Approx. Quantity

20no.



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference CE003550

[ItemDescription]

Boiler Room

[MaterialDescription]

Gaskets (black) to in-line flange joints to science building 3 flow and return

Approx. Quantity

2no.



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	2	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	1

Total Score: 5

Total Risk Score: 9

Overall Risk Rating Very Low Potential to release asbestos fibre

9

Building Logistics Building
Floor Ground Floor

Reference CE003551

[ItemDescription]

Boiler Room

[MaterialDescription]

Gasket (pink) to CWS pipework flange joint

Approx. Quantity

1no.



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	2	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	1

Total Score: 5

Total Risk Score: 9

Overall Risk Rating Very Low Potential to release asbestos fibre

9

Building Logistics Building
Floor Ground Floor

Reference As CE003549

[ItemDescription]

Boiler Room

[MaterialDescription]

Gaskets (green/white) to live gas pipework
(as sample CE003549)

Approx. Quantity

2no.



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003428

[ItemDescription]

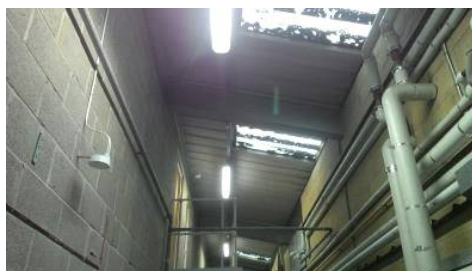
Corridor

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings and small amounts of visible debris on joist troughs (as sample CE003428)

Approx. Quantity

90m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	2
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 5

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 10

Overall Risk Rating Low Potential to release asbestos fibre

10

Building Logistics Building
Floor Ground Floor

Reference As CE003426

[ItemDescription]

Corridor

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

7lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor Ground Floor

Reference As CE003427

[ItemDescription]

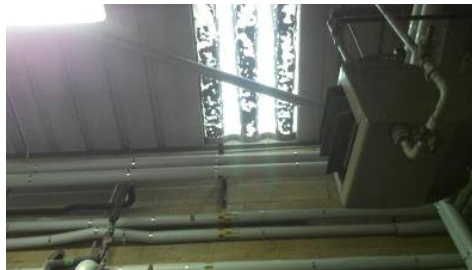
Corridor

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

14lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 8	8
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003547

[ItemDescription]

Corridor

[MaterialDescription]

Mastic at trough gutter joint (as sample CE003547)

Approx. Quantity

1lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	0	Asbestos Type Score	1

Total Score: 2

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 6	6
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003428

[ItemDescription]

78 Mechanical Workshop

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings (as sample CE003428)

Approx. Quantity

80m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 6

Total Risk Score: 10	10
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003426

[ItemDescription]

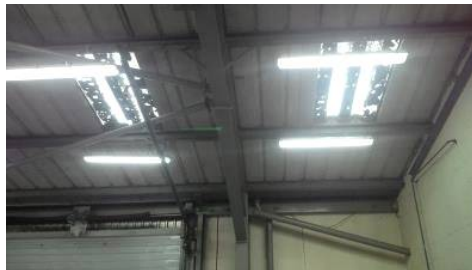
78 Mechanical Workshop

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

6lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 9	9
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003427

[ItemDescription]

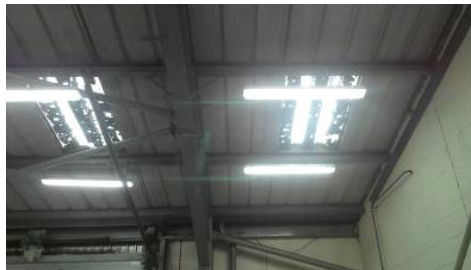
78 Mechanical Workshop

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

12lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 8	8
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003547

[ItemDescription]

78 Mechanical Workshop

[MaterialDescription]

Mastic at trough gutter joint (as sample CE003547)

Approx. Quantity

2lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	0	Asbestos Type Score	1

Total Score: 2

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 7	7
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference CE003552

[ItemDescription]

78 Mechanical Workshop

[MaterialDescription]

Mastic to timber door frame

Approx. Quantity

4lm



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003428

[ItemDescription]

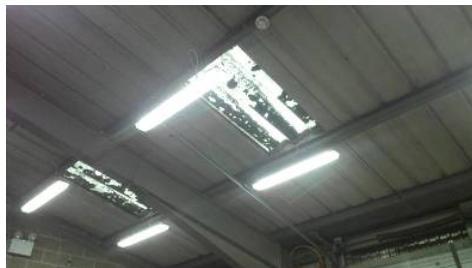
76 Marine Workshop and Stores

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings (as sample CE003428)

Approx. Quantity

90m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 6

Total Risk Score: 10	10
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003426

[ItemDescription]

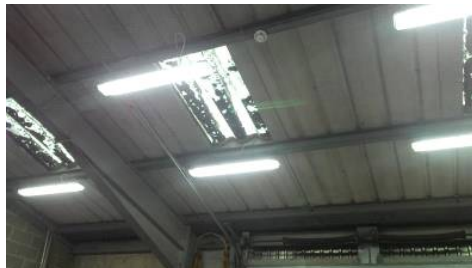
76 Marine Workshop and Stores

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

3lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 9

Overall Risk Rating Very Low Potential to release asbestos fibre

9

Building Logistics Building
Floor Ground Floor

Reference As CE003427

[ItemDescription]

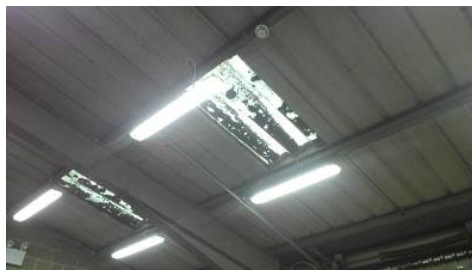
76 Marine Workshop and Stores

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

12lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 8	8
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003547

[ItemDescription]

76 Marine Workshop and Stores

[MaterialDescription]

Mastic at trough gutter joint (as sample CE003547)

Approx. Quantity

3lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	0	Asbestos Type Score	1

Total Score: 2

Priority Assessment

Normal Occupant Activity Score	2	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 7	7
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor Ground Floor

Reference As CE003552

[ItemDescription]

76 Marine Workshop and Stores

[MaterialDescription]

Mastic to timber door frame (as sample CE003552)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference CE003555

[ItemDescription]

74 Geological Rock Store

[MaterialDescription]

Mastic to timber door frame

Approx. Quantity

4lm



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	0	Asbestos Type Score	1

Total Score: 2

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 6

Overall Risk Rating Very Low Potential to release asbestos fibre

6

Building Logistics Building
Floor Ground Floor

Reference CE003556

[ItemDescription]

Facilities Stores

[MaterialDescription]

Panel below corridor window - insulating board

Approx. Quantity

1m²



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference CE003558

[ItemDescription]

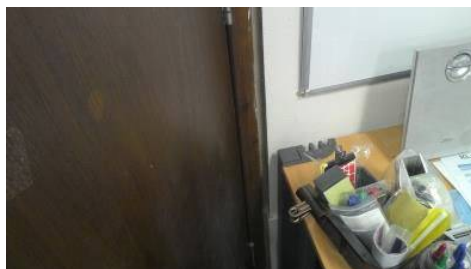
71 Supply Chain Logistics

[MaterialDescription]

Mastic to timber door frames

Approx. Quantity

9lm



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference CE003557

[ItemDescription]

71 Supply Chain Logistics

[MaterialDescription]

In-line flange gaskets (black) to pipework
in ceiling void

Approx. Quantity

4no.



Asbestos Content: **Contains (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	2	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	3	Maintenance Activity Score	1

Total Score: 6

Total Risk Score: 10

Overall Risk Rating Very Low Potential to release asbestos fibre

10

Building Logistics Building
Floor Ground Floor

Reference As CE003558

[ItemDescription]

Logistics Rest Room

[MaterialDescription]

Mastic to timber door frames (as sample CE003558)

Approx. Quantity

12lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference -

[ItemDescription]

Stairwell Corridor

[MaterialDescription]

Inspection photograph showing structure of concrete clad steel columns, mezzanine steel joists and ground floor/mezzanine block walls

Approx. Quantity



Asbestos Content: **NSMI**

Risk Assessment For Asbestos

Material Assessment

Material Score	0	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 0

Total Risk Score: -

Overall Risk Rating NSMI

Building Logistics Building
Floor Ground Floor

Reference -

[ItemDescription]

Stairwell Corridor

[MaterialDescription]

Inspection photograph showing structure of plasterboard ceiling/cladding to mezzanine steel joists with timber joists and timber flooring above

Approx. Quantity



Asbestos Content: **NSMI**

Risk Assessment For Asbestos

Material Assessment

Material Score	0	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 0

Total Risk Score: -	-
Overall Risk Rating NSMI	

Building Logistics Building
Floor Ground Floor

Reference CE003559

[ItemDescription]

Stairwell Corridor

[MaterialDescription]

Mastic to timber door frames

Approx. Quantity

12lm



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003559

[ItemDescription]

73 Air Unit Stores

[MaterialDescription]

Mastic to timber door frames (as sample CE003559)

Approx. Quantity

10lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference -

[ItemDescription]

73 Air Unit Stores

[MaterialDescription]

Inspection photograph of internal timber stud wall to timber frame with no internal insulation/fire break

Approx. Quantity



Asbestos Content: **NSMI**

Risk Assessment For Asbestos

Material Assessment

Material Score	0	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 0

Total Risk Score: -

Overall Risk Rating NSMI

Building Logistics Building
Floor Ground Floor

Reference As CE003431

[ItemDescription]

Goods In/Out

[MaterialDescription]

Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)

Approx. Quantity

150m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003560

[ItemDescription]

Goods In/Out

[MaterialDescription]

Panels to internal gable wall - insulating board (as sample CE003560)

Approx. Quantity

10m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference CE003561

[ItemDescription]

Goods In/Out

[MaterialDescription]

Mastic to internal timber door frames

Approx. Quantity

12lm



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003561

[ItemDescription]

Wash Room

[MaterialDescription]

Mastic to timber door frames (as sample CE003561)

Approx. Quantity

8lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003561

[ItemDescription]

Understairs Cupboard

[MaterialDescription]

Mastic to timber door frame (as sample CE003561)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003431

[ItemDescription]

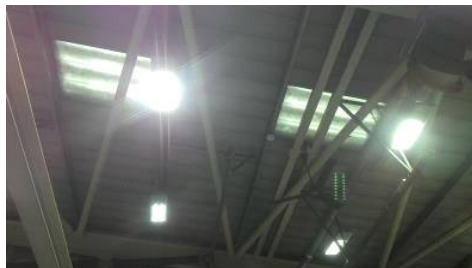
Garage Workshops and Office

[MaterialDescription]

Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)

Approx. Quantity

80m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor Ground Floor

Reference As CE003561

[ItemDescription]

Garage Workshops and Office

[MaterialDescription]

Mastic to internal timber door frames (as sample CE003561)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

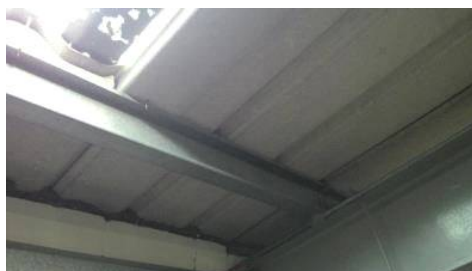
167 Light Mechanical Workshop

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)

Approx. Quantity

90m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	2
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 5

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 10

Overall Risk Rating Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003426

[ItemDescription]

167 Light Mechanical Workshop

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

3lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

167 Light Mechanical Workshop

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

6lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 7	7
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor 1st Floor

Reference As CE003552

[ItemDescription]

167 Light Mechanical Workshop

[MaterialDescription]

Mastic to timber door frame (as sample
CE003552)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos
Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

168 Mezzanine SMRU

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)

Approx. Quantity

90m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	2
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 5

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 10

Overall Risk Rating Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003426

[ItemDescription]

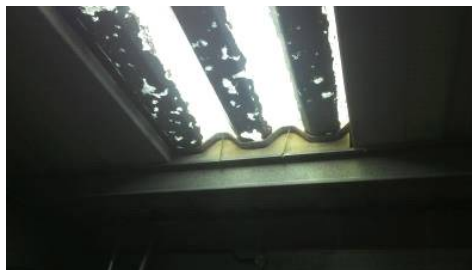
168 Mezzanine SMRU

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

6lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

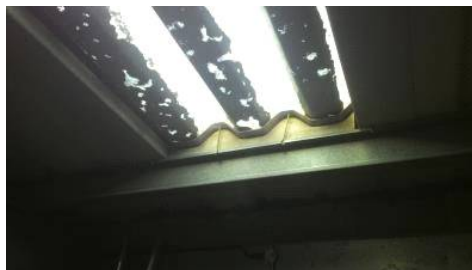
168 Mezzanine SMRU

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

12lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 7	7
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor 1st Floor

Reference As CE003552

[ItemDescription]

168 Mezzanine SMRU

[MaterialDescription]

Mastic to timber door frame (as sample
CE003552)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos
Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

Corridor Mezzanine

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)

Approx. Quantity

96m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	2
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 5

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 10

Overall Risk Rating Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003426

[ItemDescription]

Corridor Mezzanine

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

3lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

Corridor Mezzanine

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

6lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 7

Overall Risk Rating Very Low Potential to release asbestos fibre

7

Building Logistics Building
Floor 1st Floor

Reference CE003553

[ItemDescription]

Corridor Mezzanine

[MaterialDescription]

Panels to back wall - insulating board

Approx. Quantity

10m²



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003550

[ItemDescription]

Corridor Mezzanine

[MaterialDescription]

In-line flange gasket (black) (as sample CE003550)

Approx. Quantity

6no.



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	2	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	1

Total Score: 5

Total Risk Score: 9

Overall Risk Rating Very Low Potential to release asbestos fibre

9

Building Logistics Building
Floor 1st Floor

Reference CE003554

[ItemDescription]

Corridor Mezzanine

[MaterialDescription]

Flange gasket (beige) at expansion joints

Approx. Quantity

4no.



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

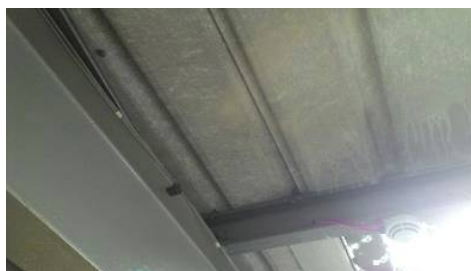
Stairwell Landing

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)

Approx. Quantity

18m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	2
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 5

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 5

Total Risk Score: 10

Overall Risk Rating Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

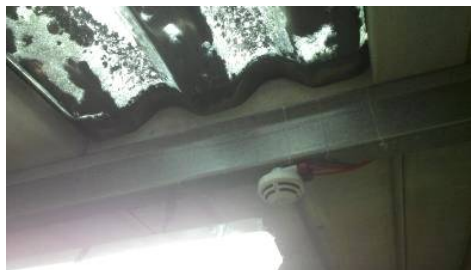
Stairwell Landing

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

2lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	1

Total Score: 5

Total Risk Score: 8	8
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor 1st Floor

Reference As CE003559

[ItemDescription]

Stairwell Landing

[MaterialDescription]

Mastic to timber door frame (as sample CE003559)

Approx. Quantity

14lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference -

[ItemDescription]

Stairwell Landing

[MaterialDescription]

Inspection photograph - concrete wall rises above ceiling level with metal topper above roof level

Approx. Quantity



Asbestos Content: **NSMI**

Risk Assessment For Asbestos

Material Assessment

Material Score	0	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 0

Total Risk Score: -

Overall Risk Rating NSMI

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

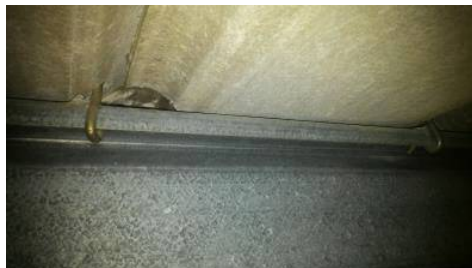
171 Logistics File Store

[MaterialDescription]

Profile ceiling - cement - rough edging with loose material at fixings and visible debris on framework (as sample CE003428)

Approx. Quantity

60m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	2
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 5

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	1	Maintenance Activity Score	1

Total Score: 5

Total Risk Score: 10

Overall Risk Rating Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003426

[ItemDescription]

171 Logistics File Store

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

6lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	1	Maintenance Activity Score	-

Total Score: 3

Total Risk Score: 7

Overall Risk Rating Very Low Potential to release asbestos fibre

7

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

171 Logistics File Store

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

10lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	1	Maintenance Activity Score	-

Total Score: 3

Total Risk Score: 6	6
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor 1st Floor

Reference As CE003552

[ItemDescription]

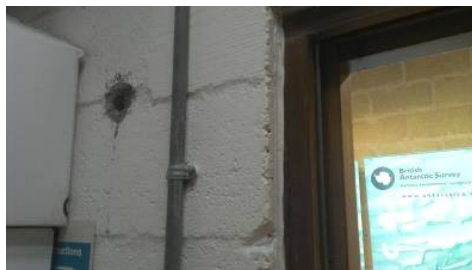
171 Logistics File Store

[MaterialDescription]

Mastic to timber door frame (as sample CE003552)

Approx. Quantity

8lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference CE003560

[ItemDescription]

171 Logistics File Store

[MaterialDescription]

Panels to rear wall - insulating board

Approx. Quantity

5m²



Asbestos Content: **Contains (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

Cloathing Store

[MaterialDescription]

Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003428)

Approx. Quantity

210m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	1

Total Score: 6

Total Risk Score: 10

Overall Risk Rating Very Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003426

[ItemDescription]

Cloathing Store

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

16lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

Cloathing Store

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

32lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 7	7
Overall Risk Rating Very Low Potential to release asbestos fibre	

Building Logistics Building
Floor 1st Floor

Reference As CE003552

[ItemDescription]

Cloathing Store

[MaterialDescription]

Mastic to timber door frames (as sample CE003552)

Approx. Quantity

16lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003560

[ItemDescription]

Cloathing Store

[MaterialDescription]

Panels to front wall - insulating board (as sample CE003560)

Approx. Quantity

8m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference -

[ItemDescription]

Cloathing Store

[MaterialDescription]

Inspection photograph - metal roof vent

Approx. Quantity



Asbestos Content: **NSMI**

Risk Assessment For Asbestos

Material Assessment

Material Score	0	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: 0

Total Risk Score: -

Overall Risk Rating NSMI

Building Logistics Building
Floor 1st Floor

Reference As CE003428

[ItemDescription]

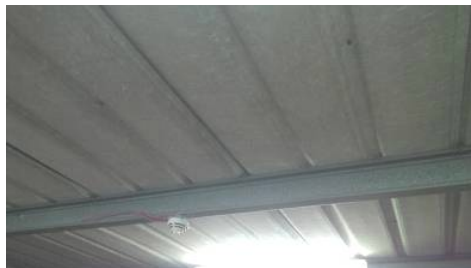
170 Cloathing Store

[MaterialDescription]

Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003428)

Approx. Quantity

90m²



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	2
Human Exposure Score	2	Maintenance Activity Score	1

Total Score: 6

Total Risk Score: 10

Overall Risk Rating Very Low Potential to release asbestos fibre

10

Building Logistics Building
Floor 1st Floor

Reference As CE003426

[ItemDescription]

170 Cloathing Store

[MaterialDescription]

Corrugated roofing exposed at skylights -
cement (as sample CE003426)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	1
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 4

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 8

Overall Risk Rating Very Low Potential to release asbestos fibre

8

Building Logistics Building
Floor 1st Floor

Reference As CE003427

[ItemDescription]

170 Cloathing Store

[MaterialDescription]

Fillets at skylights - cement (as sample CE003427)

Approx. Quantity

8lm



Asbestos Content: **Strongly presumed to contain (1) Chrysotile asbestos fibres.**

Risk Assessment For Asbestos

Material Assessment

Material Score	1	Extent of Damage Score	0
Surface Treatment Score	1	Asbestos Type Score	1

Total Score: 3

Priority Assessment

Normal Occupant Activity Score	1	Likelihood of Disturbance Score	1
Human Exposure Score	2	Maintenance Activity Score	-

Total Score: 4

Total Risk Score: 7

Overall Risk Rating Very Low Potential to release asbestos fibre

7

Building Logistics Building
Floor 1st Floor

Reference As CE003552

[ItemDescription]

170 Cloathing Store

[MaterialDescription]

Mastic to timber door frames (as sample
CE003552)

Approx. Quantity

12lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos
Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003560

[ItemDescription]

170 Cloathing Store

[MaterialDescription]

Panels to front wall - insulating board - high damage with visible ground debris and debris within floor void (as sample CE003560)

Approx. Quantity

6m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

-

Building Logistics Building
Floor 1st Floor

Reference As CE003431

[ItemDescription]

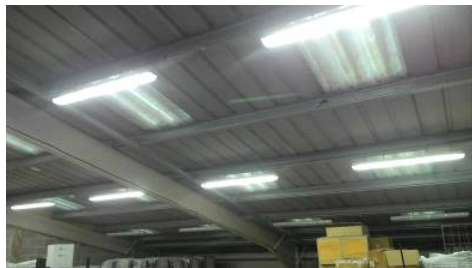
Goods In/Out Mezzanine

[MaterialDescription]

Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)

Approx. Quantity

15m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003560

[ItemDescription]

Goods In/Out Mezzanine

[MaterialDescription]

Panels to internal gable wall - insulating board (as sample CE003560)

Approx. Quantity

15m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003431

[ItemDescription]

Garage Mezzanine

[MaterialDescription]

Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)

Approx. Quantity

50m²



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Building Logistics Building
Floor 1st Floor

Reference As CE003561

[ItemDescription]

Garage Mezzanine

[MaterialDescription]

Mastic to internal timber door frame (as sample CE003561)

Approx. Quantity

4lm



Asbestos Content: **Strongly presumed to contain (0) No Asbestos Detected**

Risk Assessment For Asbestos

Material Assessment

Material Score	-	Extent of Damage Score	-
Surface Treatment Score	-	Asbestos Type Score	-

Total Score: -

Priority Assessment

Normal Occupant Activity Score	-	Likelihood of Disturbance Score	-
Human Exposure Score	-	Maintenance Activity Score	-

Total Score: -

Total Risk Score: -

Overall Risk Rating Asbestos Not Detected

Section 6

6 SURVEY OBSERVATIONS

6.1 General Comments

Analysis results are documented in the 'sample analysis certificates', Appendix B.

All the asbestos bearing materials that were identified at the time of the survey are given in the detailed findings, Section 5 of this report.

In carrying out the survey, material risk assessments have been carried out - these are solely based upon observations during the survey visit. The priority assessment has also been carried out at clients request and is based upon generic values, details of which are given in Appendix D - this exercise should normally undertaken by the dutyholder and we recommend, therefore, that this information is reviewed by a person with intimate knowledge of the site prior to utilising this data in any asbestos management programmes.



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Section 7

7 TERMS AND CONDITIONS

This report is produced in the strictest confidence for the stipulated client only – we must receive an instruction to disclose the information to a third party on your behalf.

Thames Laboratories undertake to maintain the strictest confidence concerning any information received by them as part of this project and undertake not to disclose any information concerning procedures, methods, processes, equipment or materials used by the client in the course of his business to any third party without the express permission of the client.

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Sampling

The sampling of the materials within this survey has been undertaken in accordance with Thames Laboratories documented in house augmenting methods contained in Health & Safety Executive documents HSG264 (Asbestos: The survey guide, April 2012) and HSG248 (The analysts guide for sampling, analysis and clearance procedures 2005).

The examination of this site has consisted of an inspection of the materials listed within the Department of Environment guide Asbestos Material in Buildings 1991. The frequency of samples collected for analysis has been based upon the guidance contained within the above documents, and also utilising the previous experience gained by our staff during the performance of this type of survey. Replicate sample maybe referred to within this report, this being materials that are suspected to being identical to products identified elsewhere upon the site.

Sample Analysis

Analysis of sample collected during this survey was undertaken in accordance with Thames Laboratories documented procedures as approved by UKAS. This incorporates both in house procedures and the protocols contained within HSG248. Samples of analysed materials are retained within the laboratory following analysis for a minimum period of six months.

Key: Chrysotile: White Asbestos Amosite: Brown Asbestos Crocidolite: Blue Asbestos NAD No Asbestos Detected

Classification of Materials

Asbestos has been used within a wide variety of construction industry products. The classification of the materials into product types is performed on site during the survey and also during laboratory testing. The determination of product type can have an effect on the overall material assessment score and can also influence any action upon the site as some products may require the use of license specialists. In particular with boarding products such as asbestos insulating board and asbestos cement board this distinction is not always clear. All materials have been assessed on the basis of visual inspection alone, and have not been density tested to determine material type. Should this be required arrangements can be made for density testing of materials at the clients request.

Sample analysis certificates given overleaf (as applicable) state the results of analysis for asbestos content by polarised light microscopy as defined within HSG248 (The analysts' guide for sampling, analysis and clearance procedures 2005) and conducted in accordance with documented in house procedures.

Sample Analysis Report

Client: British Antarctic Survey, High Cross, Madingley Road, Cambridge,
CB3 0ET

Job No: J178267

Site Address: High Cross, Madingley Road, Cambridge, CB3 0ET

Test Date: 16 Dec 2019

Report Issue Date: 3 Mar 2020

Sample No.	Location	Product Description	Asbestos Type	Notes
CE003426	Externals	Low level roof external corrugated roofing - cement	Chrysotile	
CE003427	Externals	Low level roof eve fillets - cement	Chrysotile	
CE003428	Externals	Low level roof underlying profiled roofing - cement	Chrysotile	
CE003429	Externals	High level roof external corrugated roofing - cement	NAD	
CE003430	Externals	High level roof eve fillets - cement	NAD	
CE003431	Externals	High level roof underlying profile roofing - cement	NAD	
CE003547	Boiler Room	Mastic at trough gutter joints	Chrysotile	
CE003548	Boiler Room	Gaskets (orange/white) to flow and return pipework flanges at boilers	NAD	
Notes: -				

SAMPLE ANALYSIS REPORT (CONTINUATION)

Sample No.	Location	Product Description	Asbestos Type	Notes
CE003549	Boiler Room	Gaskets (green/white) to valve flange joints	NAD	
CE003550	Boiler Room	Gaskets (black) to in-line flange joints to science building 3 flow and return	Chrysotile	
CE003551	Boiler Room	Gasket (pink) to CWS pipework flange joint	Chrysotile	
CE003552	78 Mechanical Workshop	Mastic to timber door frame	NAD	
CE003553	Corridor Mezzanine	Panels to back wall - insulating board	NAD	
CE003554	Corridor Mezzanine	Flange gasket (beige) at expansion joints	NAD	
CE003555	74 Geological Rock Store	Mastic to timber door frame	Chrysotile	
CE003556	Facilities Stores	Panel below corridor window - insulating board	NAD	
CE003557	71 Supply Chain Logistics	In-line flange gaskets (black) to pipework in ceiling void	Chrysotile	
CE003558	71 Supply Chain Logistics	Mastic to timber door frames	NAD	
CE003559	Stairwell Corridor	Mastic to timber door frames	NAD	
Notes: -				



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SAMPLE ANALYSIS REPORT (CONTINUATION)

Sample No.	Location	Product Description	Asbestos Type	Notes
CE003560	171 Logistics File Store	Panels to rear wall - insulating board	NAD	
CE003561	Goods In/Out	Mastic to internal timber door frames	NAD	
Notes: -				

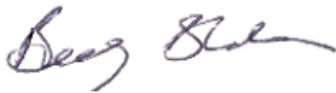
End Of Certificate

Sample analysis was conducted in accordance with documented in house procedures and the methodology contained in HSG248 (The analysts' guide for sampling, analysis and clearance procedures 2005). The information provided concerning sample locations is as provided by the client no liability can be accepted for the accuracy of this information. Thames Laboratories is the trading name of The Hazard Management and Environmental Services Laboratories Limited

Comments, opinions, and recommendations are outside the scope of our UKAS accreditation. Determination of concentration is outside the scope of Laboratory accreditation.

Sample Analysis Conducted By Becky Blakes
Sue Atkins

Authorised By Becky Parry



Key: Chrysotile: White Asbestos Amosite: Brown Asbestos Crocidolite: Blue Asbestos NAD No Asbestos Detected
Issuing Office: Thames Laboratories, Hollow Farm, Hilton Road, Fenstanton, Cambridgeshire, PE28 9LJ
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Sampling

It has been found that in some buildings ACMs exist in areas that cannot be accessed without causing damage to the building or decoration. It is highly unlikely that this inspection has identified all of the asbestos containing material present upon the site; this level of detection can only be guaranteed by the dismantling of the building brick by brick.

The following list shows examples of areas that may contain elements of concealed asbestos that are outside the scope of this survey inspection:

- Beneath floorboards
- Above sealed suspended ceilings
- Concealed areas within the building fabric
- Cavity walls
- Plaster covered asbestos boards
- Plastered coatings applied to wall
- Flange gaskets
- Compression gaskets
- Plugging and filling materials containing asbestos
- Within window frames
- Within Cavity Walls
- Beneath Floor Screeds

It should be noted that any major building works carried out in due course should be conducted with caution around the areas listed above. If any suspect materials are discovered during such works, the work should be stopped until the material has been professionally examined.

<p><i>Concealed within ceiling voids – Asbestos Insulation Board packing behind I-beams</i></p>	
<p><i>Concealed above interlocking suspended ceiling grid that could only be removed by damaging ceiling tiles.– asbestos insulation board fire break</i></p>	
<p><i>Hidden behind fibreboard wall partition – asbestos felt damp proof membrane</i></p>	
<p><i>Asbestos floor tiles under applied carpet tiles</i></p>	

Specific Exclusions

This report has been limited to those areas of the property that were made available for inspection, and the work has been undertaken on the basis that all relevant material information has been made available by the client or building occupier. We will accept no liability for this report if material information has been withheld prior to the survey. No access or attempts to gain access have been made where such access would necessitate the use of specialist tools, contractors or equipment,

We have not inspected lift shafts, plants rooms or plant area where the attendance of specialist engineers is required without said specialist being present. No plant or equipment would have been dismantled during this inspection unless said item has been specifically addressed within the report.

During the inspection of the premises best efforts would have been made to identify any concealed spaces, unless specifically referenced within the main body of the report such areas should be regarded as having not been accessed and treated as such for management purposes.

A limited inspection would have been undertaken of any pipe work or vessel insulated with a non-asbestos product. No responsibility can be accepted for the replacement of these materials upon completion of works.



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Analysis of the building information collected to date has identified a number of re-occurring rooms uses within a property portfolio, these have been rationalised to the following list of room uses:

Wet Areas:	Defined as shower rooms etc.
Toilets:	Defined as males, female and disabled WCs
Circulation/Public Areas:	Corridors, stairwells, foyers, receptions etc.
External:	Outside locations
Store Rooms:	General stores, cupboards, small storage areas.
Warehouse:	Larger specifically assigned for storage and with special access arrangements
Kitchens:	Kitchen and canteens areas along with preparation facilities.
Plant Room:	Boiler, electrical, gas, lift machinery and all other technical areas
Void Space:	Underground ducts, voids, concealed areas etc.
Residential:	Residential activities such as lounges, bedrooms, entire houses etc.
Industrial:	Areas housing industrial activities e.g. manufacturing, packaging etc
Teaching Areas:	Classrooms. Seminar, Teaching Service Areas
Hospital Services:	Hospital Wards, Service Provision Areas

	Wet Area	Toilets	Circulation	External	Store Rooms	Kitchens	Office
Activity	1	1	1	1	1	1	1
Average	1	1	1	1	1	1	1
Location	1	1	2	0	1	1	2
Access	1	1	1	1	1	1	1
Extent	1	1	3	3	1	2	3
Average	1	1	2	2	1	2	2
No Occupants	2	1	3	3	0	2	3
Use Frequency	3	3	3	3	3	3	3
Time Used	0	0	3	3	0	3	3
Average	2	2	3	3	1	3	3
Maintenance	1	1	1	0	1	1	1
Frequency	3	3	2	2	1	2	1
Average	2	2	2	1	1	1	1
Total of Averages	6	6	8	7	4	7	7

	Plant Room	Void Space	Industrial Process	Residential	Warehousing	Teaching Areas / Classrooms	Hospital Service Areas / Wards
Activity	1	1	1	1	2	3	1
Average	1	1	1	1	2	3	1
Location	2	2	2	2	2	2	1
Access	2	2	2	2	3	3	0
Extent	1	1	1	1	3	3	3
Average	2	2	2	2	3	3	2
No Occupants	1	1	1	1	3	3	3
Use Frequency	3	3	3	3	3	3	3
Time Used	1	1	1	1	3	3	3
Average	2	2	2	2	3	3	3
Maintenance	1	1	1	1	0	1	0
Frequency	2	2	2	2	2	1	0
Average	2	2	2	2	1	1	1
Total of Averages	7	7	7	7	9	10	7

The total of the average scores has been included in the overall score for the identified material as part of the priority assessment.

AC	Asbestos cement
ACM	Asbestos Containing Material
ACOP	Approved Code of Practice
AIB	Asbestos Insulation Board
ASLIC	Asbestos Licensing Regulations
Amosite	Commonly known as Brown asbestos
Asbestos	Asbestos is a term used for a number of hazardous naturally occurring minerals that have crystallised to form long thin fibres and fibre bundles. Most common is the serpentine group, which includes chrysotile (white asbestos) and which has been the most frequently mined. A second asbestos group known as the amphiboles includes crocidolite (blue asbestos) and amosite (brown asbestos). The fibres have high tensile strength, and chemical, electrical and heat resistance - properties that made asbestos extremely useful as a building/insulation material. Asbestos has been used extensively throughout the world.
Asbestos Regulations	A series of Regulations made under the Health & Safety at Work Act Etc. 1974 which control management in situ of ACMs, removal and disposal together with the responsibilities for employers, managers, employees, contractors, visitors and designers.
Bulk Sample	A sample of material such as boarding, insulation or debris taken by an accredited surveyor to be tested for asbestos fibre content by an accredited laboratory
CAR2012	Control of Asbestos at Work Regulations 2012
Chrysotile	Commonly known as White asbestos
Crocidolite	Commonly known as Blue asbestos
Dutyholder (under CAR2012)	Under regulation 4, CAR2012, 'the dutyholder' means <ul style="list-style-type: none"> - Every person who has by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress therefrom, or - In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who has, to any extent, control of that part of those non-domestic premises or any means of access thereto or egress therefrom <p>And where there is more than one dutyholder, the relative contribution to be made by each person in complying with the requirements of this regulation will be determined by the nature and extent of the maintenance and repair obligation owed by that person.</p>
Duty to Cooperate	Under CAR2012, a duty has been stipulated under Regulation 4.2 that 'every person shall cooperate with the dutyholder to comply with his duties under this regulation'
HSE	Health and Safety Executive
Internal/ in-house documentation	A Thames Laboratories document set stipulating policy, procedures and record keeping in relation to undertaking a task within a quality assured environment.
NAD	No Asbestos Detected within collected material/ analysed sub-sample
PPE	Personal Protective Equipment such as overalls, masks, gloves etc.
Reasonably practicable	The result of comparing the nature/extent of the risk and what is involved to minimise/eliminate it in terms of costs, time and effort. This does not however give grounds for complacency. The greater the risk, the more likely it is that it is reasonable to go to very substantial expense, trouble and invention to reduce it.

Management Survey	The standard survey, which locates as far as reasonably practicable, the presence and extent of any suspect ACMs in the building, which could be damaged during normal occupancy. This often involves minor intrusive work and some disturbance. Bulk samples are taken to identify whether a material contains asbestos or not.
Refurbishment and Demolition Survey	A survey as above but required for demolition and major refurbishment works – this inspection will be fully intrusive and involves destructive inspection, as necessary, to gain access to all areas within the premises, as far as reasonably practicable.
UKAS	United Kingdom Accreditation Service
Uncontrolled disturbance	Work or accidental interaction with an ACM that can lead to the release of airborne fibres and hence causing a direct occupational hazard. By law, work on asbestos must be undertaken using adequate control measures and often employing only licensed specialists – in situ asbestos materials must be managed in a satisfactory state of repair.
Air Monitoring	Sampling to assess asbestos fibre concentrations in air
NSMI	No Suspect Material Identified

Published Information

Managing asbestos in premises, A brief guide INDG223 (rev5), HSE

Asbestos essentials, A task manual for the building, maintenance and allied trades of non-licensed asbestos work , HSG210, HSE

Control Of Asbestos Regulations 2012, Stationary Office

Health And Safety At Work Act 1974, Stationary Office

Workplace (Health, Safety and Welfare) Regulations 1992, Stationary Office

Construction (Design and Management) Regulations 2015, Stationary Office

Management and working with asbestos Control of Asbestos Regulations ACOP, L143, HSE

Asbestos: The survey guide 2012, HSG264, HSE

Web-based Information

Thames Laboratories www.thameslabs.co.uk

Thames Laboratories work to specific QA processes and have developed documentation defining the work we undertake – this is available on our website along with other useful information concerning asbestos.

Health and Safety Executive www.hse.gov.uk

Floorplans

Externals

CE003429

CE003426

CE003430

CE003427

CE003431

CE003428

Site Plan Key

Asbestos Item Sample Number = RED

Presumed Asbestos Item = RED

Non -Asbestos Item Sample Number = BLACK

No Access = BLUE

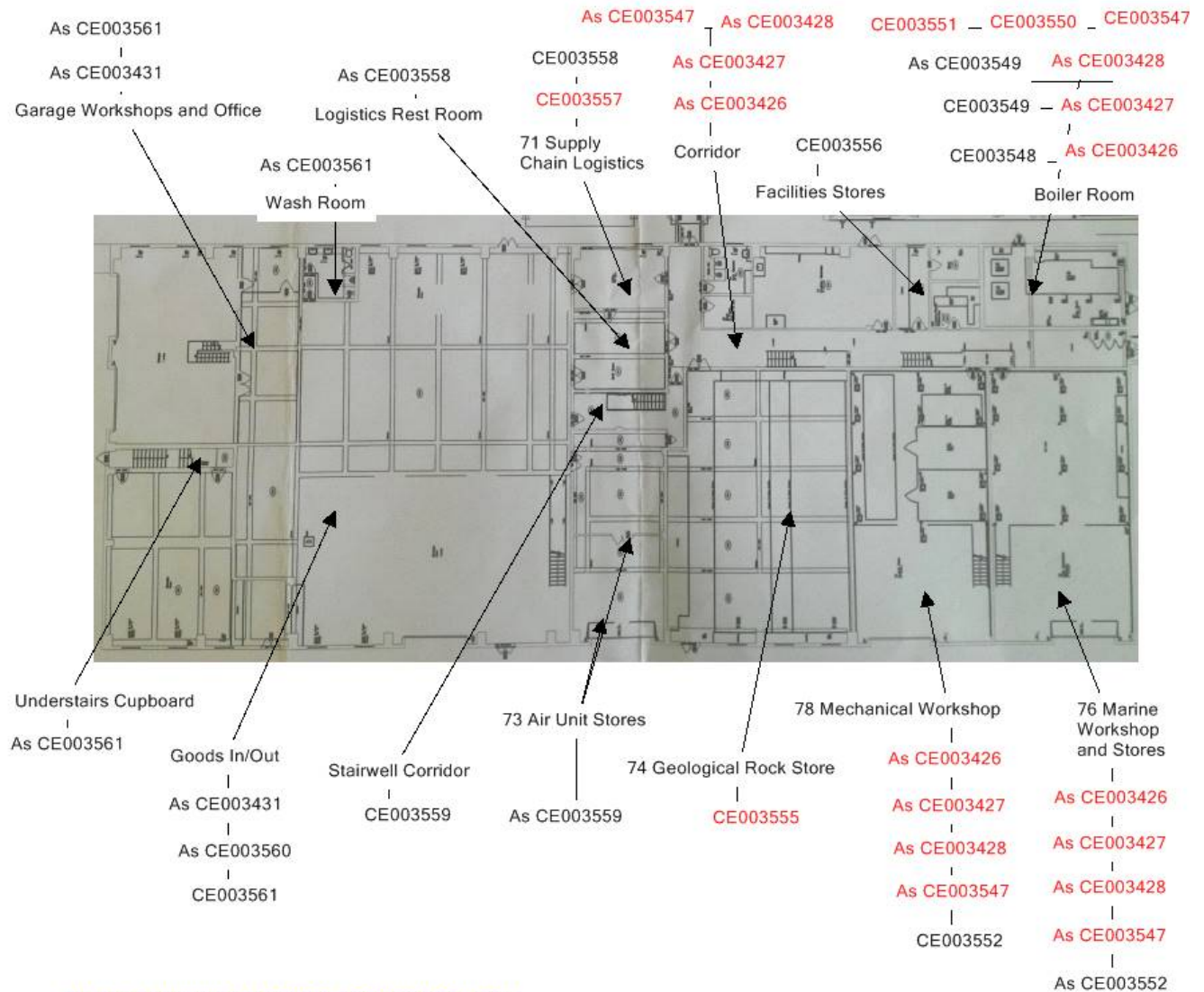
High Cross, Madingley Road, Cambridge,
CB3 0ET

Floor: External



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Floorplans



Block wall cavity in boiler room not inspected throughout

Flange gasket to live gas pipework in corridor gas meter cupboard not accessed

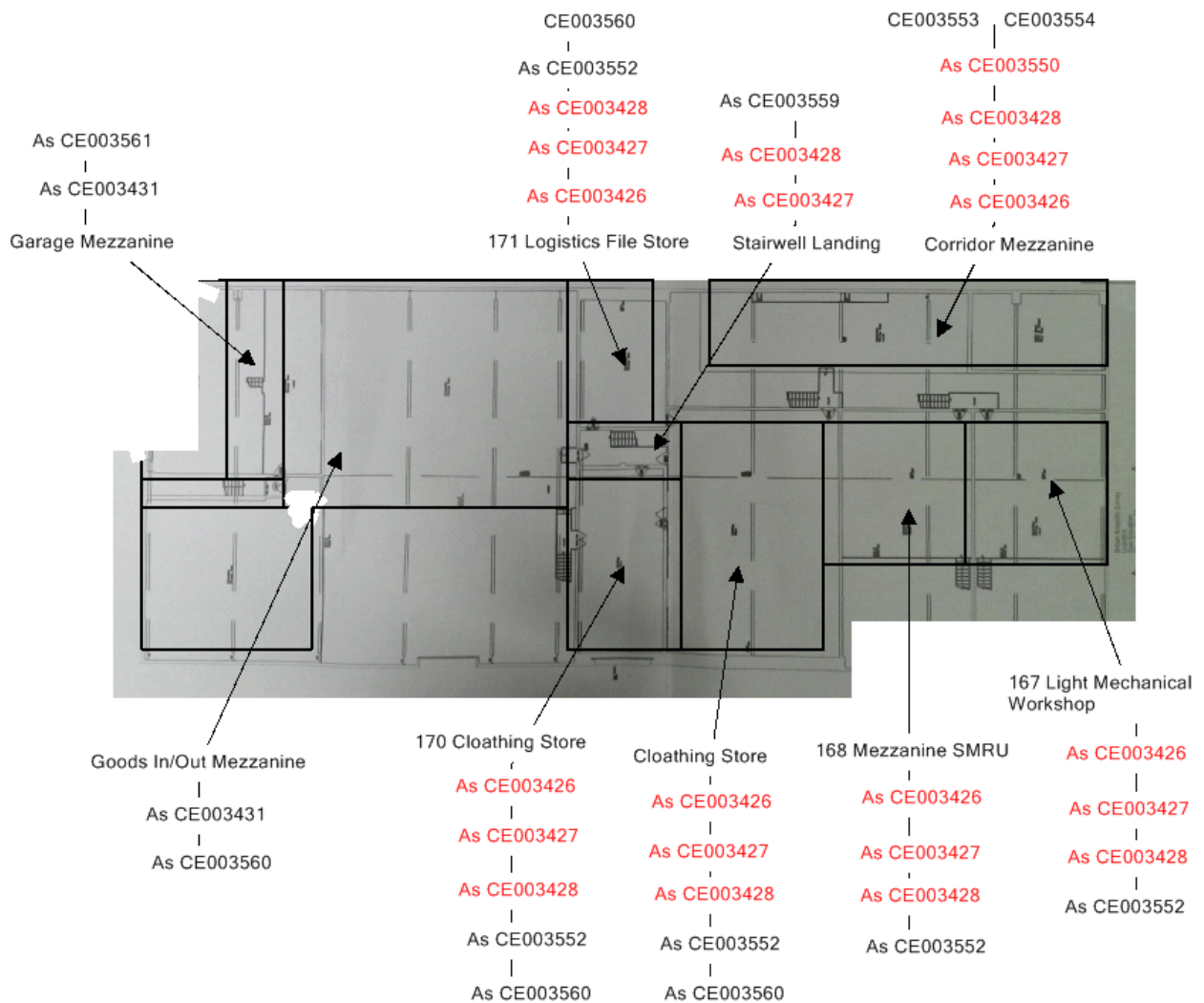
Site Plan Key

Asbestos Item Sample Number = RED
Presumed Asbestos Item = RED
Non -Asbestos Item Sample Number = BLACK
No Access = BLUE

High Cross, Madingley Road, Cambridge,
CB3 0ET

Floor: Ground Floor

Floorplans



Site Plan Key
Asbestos Item Sample Number = RED
Presumed Asbestos Item = RED
Non -Asbestos Item Sample Number = BLACK
No Access = BLUE

High Cross, Madingley Road, Cambridge,
CB3 0ET

Floor: 1st Floor


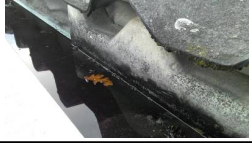








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Sampled / Presumed Elements

Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ External/ Externals	Low level roof external corrugated roofing - cement	1	2500m ²	-	1	1	Chrysotile	CE003426	4	1	5	D - Material to be managed as asbestos and inspected	
Logistics Building/ External/ Externals	Low level roof eve fillets - cement	1	24lm	-	0	1	Chrysotile	CE003427	3	1	4	D - Material to be managed as asbestos and inspected	
Logistics Building/ External/ Externals	Low level roof underlying profiled roofing - cement	1	250m ²	-	1	1	Chrysotile	CE003428	4	1	5	D - Material to be managed as asbestos and inspected	
Logistics Building/ External/ Externals	High level roof external corrugated roofing - cement	-	1500m ²	-	-	-	No Asbestos Detected	CE003429	-	-	-	No further action required	
Logistics Building/ External/ Externals	High level roof eve fillets - cement	-	60lm	-	-	-	No Asbestos Detected	CE003430	-	-	-	No further action required	
Logistics Building/ External/ Externals	High level roof underlying profile roofing - cement	-	1500m ²	-	-	-	No Asbestos Detected	CE003431	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Boiler Room	Profile ceiling - cement - rough edging with loose material at fixings (as sample CE003428)	1	90m ²	-	1	1	Chrysotile	As CE003428	4	5	9	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Boiler Room	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	3lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	

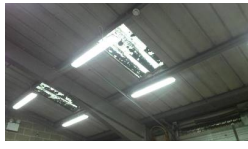







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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ Ground Floor/ Boiler Room	Fillets at skylights - cement (as sample CE003427)	1	6lm	-	0	1	Chrysotile	As CE003427	3	4	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Boiler Room	Mastic at trough gutter joints	1	3lm	-	0	0	Chrysotile	CE003547	2	4	6	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Boiler Room	Gaskets (orange/white) to flow and return pipework flanges at boilers	-	6no.	-	-	-	No Asbestos Detected	CE003548	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Boiler Room	Gaskets (green/white) to valve flange joints	-	20no.	-	-	-	No Asbestos Detected	CE003549	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Boiler Room	Gaskets (black) to in-line flange joints to science building 3 flow and return	2	2no.	-	0	1	Chrysotile	CE003550	4	5	9	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Boiler Room	Gasket (pink) to CWS pipework flange joint	2	1no.	-	0	1	Chrysotile	CE003551	4	5	9	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Boiler Room	Gaskets (green/white) to live gas pipework (as sample CE003549)	-	2no.	-	-	-	No Asbestos Detected	As CE003549	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Corridor	Profile ceiling - cement - rough edging with loose material at fixings and small amounts of visible debris on joist troughs (as sample CE003428)	1	90m²	-	2	1	Chrysotile	As CE003428	5	5	10	D - Material to be managed as asbestos and inspected	








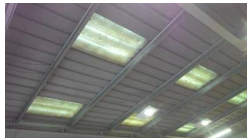
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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ Ground Floor/ Corridor	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	7lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Corridor	Fillets at skylights - cement (as sample CE003427)	1	14lm	-	0	1	Chrysotile	As CE003427	3	5	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Corridor	Mastic at trough gutter joint (as sample CE003547)	1	1lm	-	0	0	Chrysotile	As CE003547	2	4	6	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 78 Mechanical Workshop	Profile ceiling - cement - rough edging with loose material at fixings (as sample CE003428)	1	80m²	-	1	1	Chrysotile	As CE003428	4	6	10	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 78 Mechanical Workshop	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	6lm	-	1	1	Chrysotile	As CE003426	4	5	9	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 78 Mechanical Workshop	Fillets at skylights - cement (as sample CE003427)	1	12lm	-	0	1	Chrysotile	As CE003427	3	5	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 78 Mechanical Workshop	Mastic at trough gutter joint (as sample CE003547)	1	2lm	-	0	0	Chrysotile	As CE003547	2	5	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 78 Mechanical Workshop	Mastic to timber door frame	-	4lm	-	-	-	No Asbestos Detected	CE003552	-	-	-	No further action required	





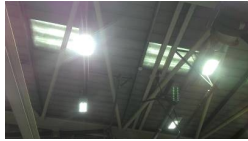

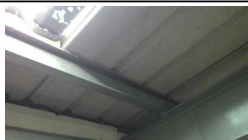
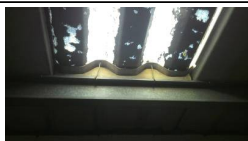
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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ Ground Floor/ 76 Marine Workshop and Stores	Profile ceiling - cement - rough edging with loose material at fixings (as sample CE003428)	1	90m ²	-	1	1	Chrysotile	As CE003428	4	6	10	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 76 Marine Workshop and Stores	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	3lm	-	1	1	Chrysotile	As CE003426	4	5	9	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 76 Marine Workshop and Stores	Fillets at skylights - cement (as sample CE003427)	1	12lm	-	0	1	Chrysotile	As CE003427	3	5	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 76 Marine Workshop and Stores	Mastic at trough gutter joint (as sample CE003547)	1	3lm	-	0	0	Chrysotile	As CE003547	2	5	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ 76 Marine Workshop and Stores	Mastic to timber door frame (as sample CE003552)	-	4lm	-	-	-	No Asbestos Detected	As CE003552	-	-	-	No further action required	
Logistics Building/ Ground Floor/ 74 Geological Rock Store	Mastic to timber door frame	1	4lm	-	0	0	Chrysotile	CE003555	2	4	6	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Facilities Stores	Panel below corridor window - insulating board	-	1m ²	-	-	-	No Asbestos Detected	CE003556	-	-	-	No further action required	
Logistics Building/ Ground Floor/ 71 Supply Chain Logistics	Mastic to timber door frames	-	9lm	-	-	-	No Asbestos Detected	CE003558	-	-	-	No further action required	




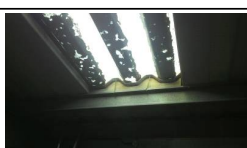




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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ Ground Floor/ 71 Supply Chain Logistics	In-line flange gaskets (black) to pipework in ceiling void	2	4no.	-	0	1	Chrysotile	CE003557	4	6	10	D - Material to be managed as asbestos and inspected	
Logistics Building/ Ground Floor/ Logistics Rest Room	Mastic to timber door frames (as sample CE003558)	-	12lm	-	-	-	No Asbestos Detected	As CE003558	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Stairwell Corridor	Inspection photograph showing structure of concrete clad steel columns, mezzanine steel joists and ground floor/mezzanine block walls	0		-	-	-	-	-	-	0	-	No further action required	
Logistics Building/ Ground Floor/ Stairwell Corridor	Inspection photograph showing structure of plasterboard ceiling/cladding to mezzanine steel joists with timber joists and timber flooring above	0		-	-	-	-	-	-	0	-	No further action required	
Logistics Building/ Ground Floor/ Stairwell Corridor	Mastic to timber door frames	-	12lm	-	-	-	No Asbestos Detected	CE003559	-	-	-	No further action required	
Logistics Building/ Ground Floor/ 73 Air Unit Stores	Mastic to timber door frames (as sample CE003559)	-	10lm	-	-	-	No Asbestos Detected	As CE003559	-	-	-	No further action required	
Logistics Building/ Ground Floor/ 73 Air Unit Stores	Inspection photograph of internal timber stud wall to timber frame with no internal insulation/fire break	0		-	-	-	-	-	-	0	-	No further action required	
Logistics Building/ Ground Floor/ Goods In/Out	Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)	-	150m²	-	-	-	No Asbestos Detected	As CE003431	-	-	-	No further action required	









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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ Ground Floor/ Goods In/Out	Panels to internal gable wall - insulating board (as sample CE003560)	-	10m ²	-	-	-	No Asbestos Detected	As CE003560	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Goods In/Out	Mastic to internal timber door frames	-	12lm	-	-	-	No Asbestos Detected	CE003561	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Wash Room	Mastic to timber door frames (as sample CE003561)	-	8lm	-	-	-	No Asbestos Detected	As CE003561	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Understairs Cupboard	Mastic to timber door frame (as sample CE003561)	-	4lm	-	-	-	No Asbestos Detected	As CE003561	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Garage Workshops and Office	Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)	-	80m ²	-	-	-	No Asbestos Detected	As CE003431	-	-	-	No further action required	
Logistics Building/ Ground Floor/ Garage Workshops and Office	Mastic to internal timber door frames (as sample CE003561)	-	4lm	-	-	-	No Asbestos Detected	As CE003561	-	-	-	No further action required	
Logistics Building/ 1st Floor/ 167 Light Mechanical Workshop	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)	1	90m ²	-	2	1	Chrysotile	As CE003428	5	5	10	C - Action Required	
Logistics Building/ 1st Floor/ 167 Light Mechanical Workshop	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	3lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	

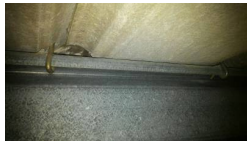







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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ 1st Floor/ 167 Light Mechanical Workshop	Fillets at skylights - cement (as sample CE003427)	1	6lm	-	0	1	Chrysotile	As CE003427	3	4	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 167 Light Mechanical Workshop	Mastic to timber door frame (as sample CE003552)	-	4lm	-	-	-	No Asbestos Detected	As CE003552	-	-	-	No further action required	
Logistics Building/ 1st Floor/ 168 Mezzanine SMRU	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)	1	90m²	-	2	1	Chrysotile	As CE003428	5	5	10	C - Action Required	
Logistics Building/ 1st Floor/ 168 Mezzanine SMRU	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	6lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 168 Mezzanine SMRU	Fillets at skylights - cement (as sample CE003427)	1	12lm	-	0	1	Chrysotile	As CE003427	3	4	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 168 Mezzanine SMRU	Mastic to timber door frame (as sample CE003552)	-	4lm	-	-	-	No Asbestos Detected	As CE003552	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Corridor Mezzanine	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)	1	96m²	-	2	1	Chrysotile	As CE003428	5	5	10	C - Action Required	
Logistics Building/ 1st Floor/ Corridor Mezzanine	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	3lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	









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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ 1st Floor/ Corridor Mezzanine	Fillets at skylights - cement (as sample CE003427)	1	6lm	-	0	1	Chrysotile	As CE003427	3	4	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ Corridor Mezzanine	Panels to back wall - insulating board	-	10m²	-	-	-	No Asbestos Detected	CE003553	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Corridor Mezzanine	In-line flange gasket (black) (as sample CE003550)	2	6no.	-	0	1	Chrysotile	As CE003550	4	5	9	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ Corridor Mezzanine	Flange gasket (beige) at expansion joints	-	4no.	-	-	-	No Asbestos Detected	CE003554	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Stairwell Landing	Profile ceiling - cement - rough edging with loose material at fixings and visible debris in framework troughs (as sample CE003428)	1	18m²	-	2	1	Chrysotile	As CE003428	5	5	10	C - Action Required	
Logistics Building/ 1st Floor/ Stairwell Landing	Fillets at skylights - cement (as sample CE003427)	1	2lm	-	0	1	Chrysotile	As CE003427	3	5	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ Stairwell Landing	Mastic to timber door frame (as sample CE003559)	-	14lm	-	-	-	No Asbestos Detected	As CE003559	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Stairwell Landing	Inspection photograph - concrete wall rises above ceiling level with metal topper above roof level	0		-	-	-		-	-	0	-	No further action required	





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Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ 1st Floor/ 171 Logistics File Store	Profile ceiling - cement - rough edging with loose material at fixings and visible debris on framework (as sample CE003428)	1	60m ²	-	2	1	Chrysotile	As CE003428	5	5	10	C - Action Required	
Logistics Building/ 1st Floor/ 171 Logistics File Store	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	6lm	-	1	1	Chrysotile	As CE003426	4	3	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 171 Logistics File Store	Fillets at skylights - cement (as sample CE003427)	1	10lm	-	0	1	Chrysotile	As CE003427	3	3	6	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 171 Logistics File Store	Mastic to timber door frame (as sample CE003552)	-	8lm	-	-	-	No Asbestos Detected	As CE003552	-	-	-	No further action required	
Logistics Building/ 1st Floor/ 171 Logistics File Store	Panels to rear wall - insulating board	-	5m ²	-	-	-	No Asbestos Detected	CE003560	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Cloathing Store	Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003428)	1	210m ²	-	1	1	Chrysotile	As CE003428	4	6	10	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ Cloathing Store	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	16lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ Cloathing Store	Fillets at skylights - cement (as sample CE003427)	1	32lm	-	0	1	Chrysotile	As CE003427	3	4	7	D - Material to be managed as asbestos and inspected	

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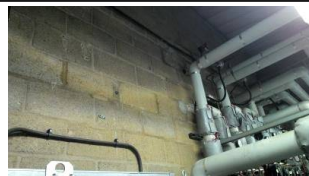
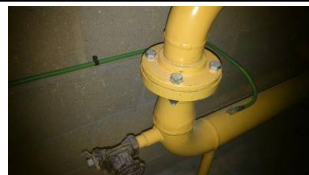
Floor/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	PA	Total Risk Score	Recommended Action	Photo
Logistics Building/ 1st Floor/ Cloathing Store	Mastic to timber door frames (as sample CE003552)	-	16lm	-	-	-	No Asbestos Detected	As CE003552	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Cloathing Store	Panels to front wall - insulating board (as sample CE003560)	-	8m²	-	-	-	No Asbestos Detected	As CE003560	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Cloathing Store	Inspection photograph - metal roof vent	0		-	-	-	-	-	-	0	-	No further action required	
Logistics Building/ 1st Floor/ 170 Cloathing Store	Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003428)	1	90m²	-	1	1	Chrysotile	As CE003428	4	6	10	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 170 Cloathing Store	Corrugated roofing exposed at skylights - cement (as sample CE003426)	1	4lm	-	1	1	Chrysotile	As CE003426	4	4	8	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 170 Cloathing Store	Fillets at skylights - cement (as sample CE003427)	1	8lm	-	0	1	Chrysotile	As CE003427	3	4	7	D - Material to be managed as asbestos and inspected	
Logistics Building/ 1st Floor/ 170 Cloathing Store	Mastic to timber door frames (as sample CE003552)	-	12lm	-	-	-	No Asbestos Detected	As CE003552	-	-	-	No further action required	
Logistics Building/ 1st Floor/ 170 Cloathing Store	Panels to front wall - insulating board - high damage with visible ground debris and debris within floor void (as sample CE003560)	-	6m²	-	-	-	No Asbestos Detected	As CE003560	-	-	-	No further action required	

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Logistics Building/ 1st Floor/ Goods In/Out Mezzanine	Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)	-	15m ²	-	-	-	No Asbestos Detected	As CE003431	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Goods In/Out Mezzanine	Panels to internal gable wall - insulating board (as sample CE003560)	-	15m ²	-	-	-	No Asbestos Detected	As CE003560	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Garage Mezzanine	Profile ceiling - cement - rough edging with some loose material at fixings (as sample CE003431)	-	50m ²	-	-	-	No Asbestos Detected	As CE003431	-	-	-	No further action required	
Logistics Building/ 1st Floor/ Garage Mezzanine	Mastic to internal timber door frame (as sample CE003561)	-	4lm	-	-	-	No Asbestos Detected	As CE003561	-	-	-	No further action required	

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Areas of No Access

Floor	Location	Item / Reason	Recommended Action	Photo
Logistics Building (Warehouse and offices) - Ground Floor	Boiler Room	Block wall cavity not inspected throughout	Inspect Prior to Disturbance	
Logistics Building (Warehouse and offices) - Ground Floor	Gas Intake Cupboard	Flange gasket to live gas pipework not accessed	Inspect Prior to Disturbance	

Inaccessible areas should be presumed to contain asbestos for management purposes until such time as they can be inspected

Building	Floor	Location	Notes	R&D
Logistics Building (Warehouse and offices)	External	Externals	Double skinned cement roofing with sandwiched MMMF insulation, plastic skylights, metal toppers to parapet walls, metal gable cladding, pebble rendered concrete walls with modern silicon jointing mastic, metal window frames with flexible silicon mastic, metal roll-shutter doors with metal canopy headers, timber doors and door frames with modern silicon mastic.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	71 Supply Chain Logistics	Suspended MMMF ceiling to ceiling void with modern fire resistant plasterboard ceiling and cladding to beams, plastic clad MMMF insulation to pipework, concrete external wall, block internal walls, timber doors and door frames, vinyl flooring with non suspect adhesive to concrete floor, plastic downpipe.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	73 Air Unit Stores	Plasterboard ceiling to ceiling void with timber and steel joists, timber tongue and groove flooring above, concrete, block timber stud walls, timber doors and door frames, metal roll-shutter door to metal frame, concrete floor, modern electrical installation, metal housed fan assisted space heaters.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	74 Geological Rock Store	Modern fire resistant plasterboard ceiling and cladding to beams and void with metal frame and timber flooring above, concrete external walls, block internal walls, timber doors and door frames, concrete floor, plastic downpipe.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	74 Male Shower Room	Plaster finished plasterboard ceiling to ceiling void below corridor mezzanine, uPVC clad plasterboard clad concrete external walls, block internal walls, timber door and door frame, modern vinyl flooring with non suspect adhesive to concrete floor, timber service boxing.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	75 Facilities Maintenance Workshop	Modern fire resistant plasterboard ceiling to beams and void with timber flooring above, concrete external walls, block internal walls, timber doors and door frames, concrete floor with fibreboard expansion joints, timber boxing to server, metal housed fan assisted space heater.	Yes

Building	Floor	Location	Notes	R&D
Logistics Building (Warehouse and offices)	Ground Floor	76 Marine Workshop and Stores	Cement roofing over unclad metal frame, metal trough gutter, concrete external walls, block internal walls, MMMF fire seal between roofing and block walls, plasterboard fire seal at mezzanine level, timber door and door frame, modern silicon mastics, concrete floor with fibreboard expansion joints, metal housed fan assisted space heaters, metal roll-shutter door and frame, MMMF ceiling tiles to underside of mezzanine with unclad steel frame and chipboard flooring above, metal cladding to MMMF to mezzanine support columns, modern electrical installation.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	78 Mechanical Workshop	Cement roofing over unclad metal frame, metal trough gutter, concrete external walls, block internal walls, MMMF fire seal between roofing and block walls, timber door and door frame, modern silicon mastics, concrete floor with fibreboard expansion joints, metal housed fan assisted space heaters, metal roll-shutter door and frame, MMMF ceiling tiles to underside of mezzanine with unclad steel frame and chipboard flooring above, metal cladding to MMMF to mezzanine support columns, modern electrical installation.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Boiler Room	Cement roofing over unclad metal frame, metal trough gutters, concrete external walls, block cavity internal walls, cement mortar between roofing and block walls, block wall bases around steel columns, timber door and door frame, concrete floor, 3No. Viessmann Vitocrossal 200 metal encased cast boilers with MMMF internal insulation manufactured circa 2009, mixed plastic clad and metal clad MMMF and thermal foam insulation to pipework, hessian/plumbers mate seal to threaded pipework, modern electrical installation, concrete ground duct with concrete ceiling (where visible), MMMF insulated pipework, plastic downpipe.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Corridor	Cement roofing over unclad metal frame, metal trough gutter, concrete external walls, block internal walls, mixed cement mortar and MMMF fire seal between roofing and block walls, block wall bases around steel column, timber doors and door frames with timber headers above external doors, double skinned plasterboard to steel frame and joint to mezzanine level, modern silicon mastics and expanding foam seals, concrete floor with fibreboard expansion joints, plastic clad MMMF insulation to predominantly threaded pipework, modern electrical installation, metal housed fan assisted space heater.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Electrical Switch Room	Plasterboard ceiling with plasterboard panels to timber joists and timber floorboards above, block internal walls, timber door and door frame, concrete floor, timber boards to ground duct, modern electrical installation.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Facilities Stores	Plaster finished plasterboard ceiling to ceiling void below corridor mezzanine, concrete external walls, block internal walls, timber doors and door frames, carpet and vinyl flooring with non suspect adhesive to concrete floor.	Yes

Building	Floor	Location	Notes	R&D
Logistics Building (Warehouse and offices)	Ground Floor	Garage Workshops and Office	Cement roofing over unclad metal frame, metal trough gutter with flexible silicon jointing mastic, concrete and block walls, silicon jointing mastic, timber doors with timber frames, metal partition walls with internal MMMF insulation, metal roll-shutter doors, concrete floor, plasterboard ceiling/cladding to underside of mezzanine, metal housed fan assisted space heaters, plastic downpipes, modern electrical installation with trip and cartridge fuses.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Gas Intake Cupboard	Plasterboard to timber ceiling, block walls, expanding foam seal, plasterboard door header to timber stud, concrete floor.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Goods In/Out	Cement roofing over unclad metal frame, metal trough gutter with flexible silicon jointing mastic, concrete and block walls, silicon jointing mastic, timber doors with timber frames and predominantly modern silicon mastic, metal roll-shutter door and frame, concrete floor, plasterboard ceiling/cladding to underside of mezzanine, metal housed fan assisted space heaters, plastic downpipes, modern electrical installation.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Logistics Rest Room	Modern fire resistant plasterboard ceiling and cladding to beams, block internal walls, timber doors and door frames, vinyl flooring with non suspect adhesive to concrete floor.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Stairwell Corridor	Plasterboard ceiling to ceiling void with to timber and steel joists, timber tongue and groove flooring and plywood above, concrete, block and brick walls, timber doors and door frames, concrete floor, metal stairs.	Yes
Logistics Building (Warehouse and offices)	Ground Floor	Understairs Cupboard	Plasterboard ceiling, concrete stairs, brick and block and plaster walls, concrete floor.	Yes

Building	Floor	Location	Notes	R&D
Logistics Building (Warehouse and offices)	Ground Floor	Wash Room	Plaster finished plasterboard ceiling, concrete/block and plaster walls with ceramic tiles, ceramic tile window sill, ceramic tile floor, ceramic toilet and urinal cisterns, plastic soil pipe to ground.	Yes
Logistics Building (Warehouse and offices)	1st Floor	167 Light Mechanical Workshop	Cement roofing over unclad metal frame, concrete external walls, block internal walls, MMMF fire seal between roofing and block walls, timber door and door frame, metal housed fan assisted space heaters, chipboard flooring, modern electrical installation, metal housed fan assisted space heaters.	Yes
Logistics Building (Warehouse and offices)	1st Floor	168 Mezzanine SMRU	Cement roofing over unclad metal frame, block internal walls, plasterboard and MMMF fire seal between roofing and block walls, timber door and door frame, chipboard flooring.	Yes
Logistics Building (Warehouse and offices)	1st Floor	170 Cloathing Store	Cement roofing over unclad metal frame, concrete and block walls, plasterboard and MMMF fire seal between roofing and block walls, concrete wall rises above ceiling level with metal topper above roof level, timber doors and door frames, plywood to timber floorboards, plastic clad MMMF insulation to pipework, metal housed fan assisted space heaters.	Yes
Logistics Building (Warehouse and offices)	1st Floor	171 Logistics File Store	Cement roofing over unclad metal frame, concrete and block walls, plasterboard and MMMF fire seal between roofing and block walls, concrete wall rises above ceiling level with metal topper above roof level, timber doors and door frames, plywood to timber floorboards, plastic clad MMMF insulation to pipework.	Yes
Logistics Building (Warehouse and offices)	1st Floor	Cloathing Store	Cement roofing over unclad metal frame, block walls, plasterboard and MMMF fire seal between roofing and block walls, timber doors and door frames, plywood to timber floorboards, plastic clad MMMF insulation to pipework, metal housed fan assisted space heaters.	Yes

Building	Floor	Location	Notes	R&D
Logistics Building (Warehouse and offices)	1st Floor	Corridor Mezzanine	Cement roofing over unclad metal frame, concrete external wall, block internal walls, plasterboard and MMMF fire seal between roofing and block walls, timber floorboards, plastic clad MMMF insulation to pipework, plastic downpipe.	Yes
Logistics Building (Warehouse and offices)	1st Floor	Garage Mezzanine	Cement roofing over unclad metal frame, metal trough gutter with flexible silicon jointing mastic, concrete and block walls, MMMF insulation over block walls, timber door with timber frames, plywood to timber floorboards to void with metal and timber joists, plasterboard ceiling/cladding below.	Yes
Logistics Building (Warehouse and offices)	1st Floor	Goods In/Out Mezzanine	Cement roofing over unclad metal frame, metal trough gutters with flexible silicon jointing mastic, concrete and block walls, silicon jointing mastic, plasterboard and MMMF fire seal between roofing and block walls, plasterboard stud wall to emergency exit, timber doors with timber and metal frames, plywood to timber floorboards to floor void with steel and timber joists and plasterboard ceiling/cladding below, non insulated pipework.	Yes
Logistics Building (Warehouse and offices)	1st Floor	Stairwell Landing	Cement roofing over unclad metal frame, concrete, block and plasterboard stud walls, plasterboard and MMMF fire seal between roofing and block walls, concrete wall rises above ceiling level with metal topper above roof level, timber doors and door frames, plywood to timber floorboards.	Yes