



Asbestos Survey Report 02/09/2026
Management Survey
Management Survey - Report Reference - MS65795

SNG63550
Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
216 Main St, Billinge, Wigan



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Survey Details

Property Information

Property Name - Property Reference Number:

PL57400 - Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE

Address & Postcode:

216 Main St, Billinge, Wigan, WN5 7PE

Property Coordinator:

Telephone / Mobile:

Email:

Client Information

Client Name - Client Reference Number:

Karen Newton - CO43254

Address & Postcode:

Telephone / Mobile:

Email:

Contractor Information

Contractor Name - Contractor Reference Number:

Supernova - CO1

Address & Postcode:

71-75 Shelton Street, Covent Garden, London, WC2H 9JQ

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Management Survey Information

Survey Reference:

MS65795.1

Start Date:

02/09/2026

Completion Date:

02/09/2026

Publish Date:

08/09/2026

Document Authorisation

No
Image
Available

Brian Peebles
Lead Surveyor

Executive Summary

A Management Survey was carried out at Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE on the 02/09/2026 - 02/09/2026

The purpose of the survey was to identify, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the areas inspected and assess their condition.

Management survey information was requested for this building. This type of survey is designed to be used for assessing risks during normal work activities and simple or routine maintenance tasks.

It is not designed to be used by those carrying out major refurbishments or for work involving alterations to the fabric of the building.

If any refurbishment or demolition works are to be undertaken, A Refurbishment or Demolition survey will be required prior to the start of any work. This is a fully intrusive survey intended to find any hidden ACMs contained within the main structure of the building.

This report was published on 08/09/2026. Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 2 sample(s) were taken for analysis. There were 1 asbestos items identified or presumed to contain asbestos within the property.

Any third-party inspections, sampling, or alterations conducted before Supernova Group Ltd has had the opportunity to re-inspect or address concerns raised shall void any obligations or liabilities associated with the original survey. This is to preserve the integrity of our findings and protect against contamination or tampering.

Room/locations containing High Risk Material

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Inaccessible Room/locations

There were 1 inaccessible room/locations all of which attract a High Material Score.

Further investigation required beneath any presumed or sampled areas of asbestos containing materials. No invasions can be made past presumed to contain ACMS

Area/floor	Room/location	Reason
002	010	No Keys

Inaccessible Items

All items were accessed during the survey.

Property Details

Property Construction Details

Primary Use:	Commercial
Secondary Use:	Commercial
Date of Construction:	1900
Construction Type:	Brick
No. Floors:	1
No. Staircases:	0
No. Lifts:	0
Net Area per Floor:	200m2
Gross Area:	200m2
Comments:	

Survey Information

Objective & Scope

Supernova Group LTD (Supernova) were requested and authorised by the client to undertake a Management Asbestos Survey.

The purpose of this survey was to identify and establish, as far as reasonably practicable, the presence of ACMs, their nature, condition, and extent and to provide the necessary guidance for the future maintenance of all asbestos materials identified in this report.

This report was based upon a non-destructive inspection of an unfamiliar site unless otherwise stated. During the survey, all reasonable efforts were made to identify the presence of ACMs within accessible areas of the building. Due to the non-destructive nature of Management Asbestos Surveys, the results cannot give assurance that all ACMs have been found. **Inaccessible areas will be deemed to contain asbestos until proven otherwise.**

Asbestos materials are frequently found to be concealed within the fabric of buildings or within sealed building voids, rendering it impossible to regard the findings of any survey as definitive. It must always remain a possibility that further ACMs may be found during refurbishment or demolition activities. **Therefore, we recommend a Pre-demolition / Pre-refurbishment Asbestos Survey be carried out to these locations before such works.**

No ACMs have been disturbed or removed during this survey. Additional ACMs may be present behind those identified, which may only be discovered during any subsequent asbestos removal work.

Survey Information

Limitations

Inaccessible Areas and Limitations

The client should refer to the Supernova standard terms and conditions of engagement attached to the works proposal. The HSE publications HSG264 and HSG227 stipulate guidance on surveying, assessing and managing ACMs.

Management Asbestos Surveys

The site investigation has been carried out to provide sufficient information concerning the nature, extent and type of ACMs at the site to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks to human health associated with the presence of ACMs. The recommendations made within this report are based upon the management of ACMs, and the primary recommendation would therefore be removal (if damaged) or encapsulation and labelling with regular inspections.

The amount of investigative work and testing undertaken may necessarily have been restricted by the short timescale available. During a Management Asbestos Survey, representative sampling has been undertaken to confirm or refute the surveyor's opinions. The sampling locations have been restricted to accessible and representative areas within the agreed scope and can only provide a general indication of site conditions. However, it is likely that ACMs may remain unidentified in areas that would only be identifiable during further intrusive Pre-demolition / Pre-refurbishment Asbestos Survey investigations or during major demolition/refurbishment works. In addition, it has been common practice to substitute ACMs with asbestos-free materials. Substitute materials are often employed to repair localised damaged asbestos products. In some circumstances, they may have a similar appearance to the asbestos products they have replaced, particularly following the application of a uniform surface finish such as paint or plaster. Therefore, It is possible that outwardly uniform materials, suspected or identified during this survey not to contain asbestos, may contain asbestos in areas outside the immediate inspection/sampling location. All surveys are subject to intrinsic and site-specific limitations, which have been detailed in the body of the report.

A more comprehensive and intrusive Pre-demolition / Pre-refurbishment Asbestos Survey investigation will be required if the site is redeveloped, refurbished or demolished to facilitate adequate risk assessment and compliance with health and safety statute. The report and accompanying drawings should be consulted before any building or installation work is carried out. All building users should be made aware of the contents of the report.

The risk assessment and opinions provided, inter alia, consider currently available guidance (HSG264, HSG227) relating to asbestos material assessment and priority assessment. The factors Supernova considers in providing tentative priority assessment are based upon finite data and information available to the surveyor at the time of the survey. However, detailed knowledge of relevant factors is required to complete a priority assessment. As such, the client must review the information and ensure that the assessment is accurate. No liability can be accepted for the effects of incorrect assumptions made by Supernova during the survey, for retrospective effects of any future changes or amendments to these values or official guidance.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works, these must be considered tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. No responsibility will be accepted by any party whatsoever should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to removing ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

All known areas of the property were visually examined in accordance with the scope of work and the brief provided by the Client. The survey is fundamentally non-intrusive, and no attempt would be made to access areas where the removal of panels, such as decorative cladding, or any unreasonable degree of dismantling of the building structure or fittings would be required. Typical exclusions from the survey where special arrangements would be required to facilitate access are documented below. It should be noted that the list is not exhaustive.

Areas of No	Comments
Live plant and electrical equipment	No inspections to enclosed or internal areas of any potentially live plant or equipment such as fuse boxes, storage heaters etc. These may contain braided asbestos insulation fuse guards or gasket material, and therefore presumptions have been made. Portable plant or equipment will not be accessed.
Inspection at height:	A 3-metre height restriction applies to the Management of Asbestos Surveys unless the Client has requested a requirement for specialist access equipment has been requested by the Client and allowed for in the Scope of Works. Presumptive observations would be made where reasonably practicable, but all areas above 3 metres in height should be presumed to contain asbestos unless determined otherwise by physical inspection.
Restricted areas	Any area or space which would require specialist access arrangement would not be accessed unless by prior agreement with the Client. Typical examples include: Lift equipment and Shafts Areas designated as 'Confined Spaces' Areas where asbestos is present and would need to be disturbed to facilitate an inspection.
Gaskets within pipe joints and plant equipment	Gaskets inserted in pipe joints etc. and bituminous materials such as damp-proof membranes, under sink pads and roof felts or membranes may contain a trace content of asbestos. Under normal conditions these materials will not give rise to airborne fibre concentration due to the fibre being tightly bonded within a well bound matrix. However, the presence of asbestos in these materials should be presumed.
Multi-layer or composite structures	Limited representative inspections to multi-layer or composite structures such as floor slabs, roof structures, etc. will be made. Representative sampling of outer finishes such as floor screeds or other finishes e.g. renders, bituminous layers or felts would also be undertaken. However, core sampling or other techniques allowing for full depth sampling of such elements would not routinely be undertaken unless stated in the agreed scope of works. It would be reasonably practicable to allow for such extensive intrusive investigation in instances where information is made available to us, prior to the survey planning stage, indicating that such elements may contain asbestos fibre within its inner layers.
General obstructions	Any area or space which involved the moving of substantial items of furniture, equipment, goods or large quantities of documents or debris would not be accessed.
Fire doors	Fire doors may internally contain asbestos, access to which would require overtly destructive works.
Fixed ceilings	Limited inspections would be routinely made above suspended ceilings (height restrictions permitting). However, where fixed ceilings are encountered no attempt would be made to gain access, unless a limited visual inspection was made possible by the presence of a suitable and sufficient access hatch or similar.
Insulation to plant equipment and pipes	Whilst a representative inspection of insulation to plant equipment and pipe work would be made, the presence of asbestos debris from previous removal works may be obscured by an overlying non- asbestos insulation or metal cladding. In addition, the presence of asbestos insulation debris on pipes or equipment may be intermittent and therefore not readily identifiable during non-intrusive inspection works
Ventilation ducts	No access would be made within ventilation ducting. There is a possibility that asbestos gasket material or an asbestos lining may be present.
Ducts and risers	Where accessible by inspection panel, representative inspections of ducts and risers would be made. It is possible that ducts/risers may be concealed, or would require overtly destructive works to facilitate access. In these circumstances no attempt would be made to inspect these areas.
Any area, room or space occupied at the time of the survey	Sampling should not be undertaken in normally occupied areas. Where areas are in constant use, if not already stated in the scope of works, agreement should be sought with the client whether to undertake any required sampling during periods of minimal occupation; or otherwise access to such areas would be presumptive only. In the event that such areas are to be inspected at a later date (for sampling) unrestricted and safe access must be provided by the client. Supernova reserves the right to charge additional fees for any re-visits as required after consultation with the client.
Any area, room or space flooded at the time of the survey	No access would be made within any flooded areas e.g. basements, unless the client can ensure unrestricted and safe access. Supernova reserves the right to charge additional fees for any re-visits as required after consultation with the client.

Site Specific Access Restrictions

Where access by our surveying team to specific areas was either not possible, or limited at the time of the inspection.

Survey Information

Specific Exclusions

Where detailed, it was agreed at the pre-survey stage that the following room/locations would be excluded from the scope of Survey. The room/locations do not include more general exclusions (i.e. inaccessible room/locations/items) detailed elsewhere.

Area/floor	Room/location
No Room/locations Found.	

The survey was limited to those areas accessible at the time of the survey (and as agreed at the pre-survey stage). Flues, ducts, voids or any similarly enclosed areas, have not been inspected (unless an appropriate access hatch or inspection panel was present), as gaining such access would necessitate the use of specialist equipment/tools or require overly destructive work.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation (unless agreed at the pre-survey stage).

Areas requiring specialist access arrangements or equipment (other than stepladders) will not be assessed unless otherwise stated and agreed at the pre-survey stage. Fire doors were not inspected internally to ascertain if they are manufactured using ACMs as to do so would entail overly destructive testing procedures.

Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density. Inspection of pipe work has been restricted primarily to the insulation visible (sampled in accordance with HSG264 guidelines), therefore only a limited inspection has been carried out of pipework concealed by overlaying non-asbestos insulation.

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
007	Sng63550 Bp002	Cement Product(s) Corrugated Profile Sheet(s)	002	009	Remove Remove ACM before Refurb. Work under PCC by FLC

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
Sng63550 Bp001	Other Encapsulated Material Flooring Floor Tile(s)	001	001	No ACM Detected
Sng63550 Bp002	Cement Product(s) Corrugated Profile Sheet(s)	002	009	Identified Chrysotile

Key

Code	Description
FCC	Fully Controlled Conditions
PCC	Partially Controlled Conditions
FLC	Fully Licensed Contractor

Room/location Details including Construction Details



Room/location Details

Room/location Reference:	001
Room/location Description:	Kitchen
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

- Ceiling:** MMMF
- Walls:** Brick, Ceramic, Plaster, Plasterboard
- Floor:** Sampled floor tiles
- Doors:** Timber
- Windows:** Plastic
- Comments:** Modern sink pads
Modern boiler
Metal flue pipe



Item Detail

Item ID	001(OS)
Referenced to	Sng63550 Bp001
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	001
Room/location	001
Specific location	Floor
Product/debris type	Other Encapsulated Material Flooring Floor Tile(s)
Asbestos type	No ACM Detected
Extent	10 m²
	No Risk

Comments



Room/location Details

Room/location Reference:	002
Room/location Description:	Main hall
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

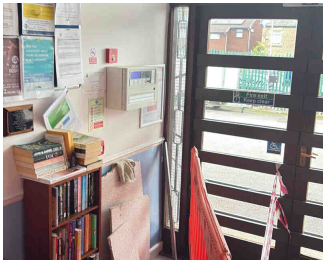
- Ceiling:** MMMF
- Walls:** Brick, Plaster, Plasterboard
- Floor:** Sampled floor tiles
- Doors:** Timber
- Windows:** Timber
- Comments:** Plasterboard boxing



Item Detail

Item ID	002(VRS)
Sample Linked/ID	Sng63550 Bp001
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	001
Room/location	002
Specific location	Floor
Product/debris type	Other Encapsulated Material Flooring Floor Tile(s)
Asbestos type	No ACM Detected
Extent	150 m²
	No Risk

Comments

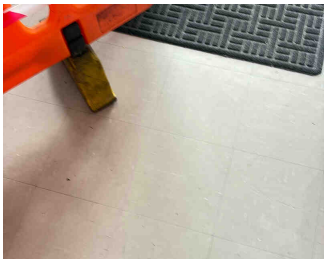
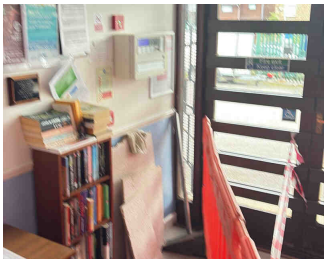


Room/location Details

Room/location Reference:	003
Room/location Description:	Entrance lobby
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

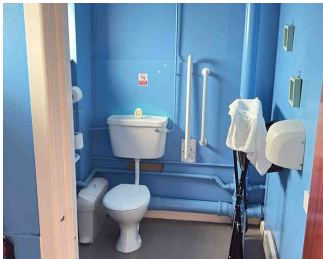
- Ceiling:** MMMF
- Walls:** Brick, Plaster, Plasterboard
- Floor:** Sampled floor tiles
- Doors:** Timber
- Windows:** Timber
- Comments:** Plasterboard boxing



Item Detail

Item ID	003(VRS)
Sample Linked/ID	Sng63550 Bp001
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	001
Room/location	003
Specific location	Floor
Product/debris type	Other Encapsulated Material Flooring Floor Tile(s)
Asbestos type	No ACM Detected
Extent	12 m²
	No Risk

Comments

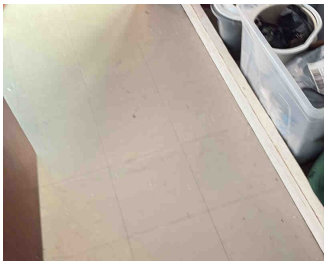
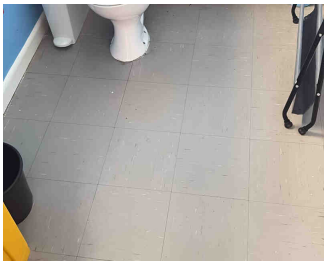
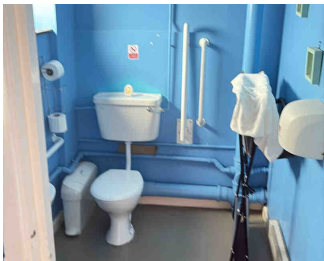


Room/location Details

Room/location Reference:	004
Room/location Description:	Ladies W.C.
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

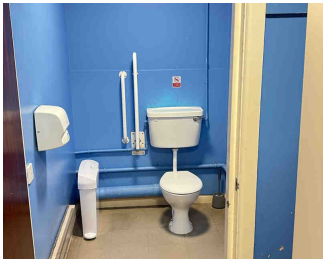
- Ceiling:** MMMF
- Walls:** Brick, Plaster, Plasterboard, Timber
- Floor:** Sampled floor tiles
- Doors:** Timber
- Windows:** Timber
- Comments:** Plasterboard boxing
Modern pipes
Ceramic sanitary ware



Item Detail

Item ID	004(VRS)
Sample Linked/ID	Sng63550 Bp001
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	001
Room/location	004
Specific location	Floor
Product/debris type	Other Encapsulated Material Flooring Floor Tile(s)
Asbestos type	No ACM Detected
Extent	10 m²
	No Risk

Comments

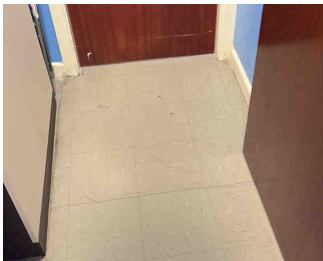
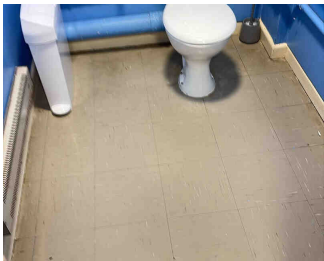
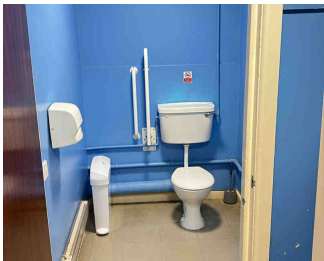


Room/location Details

Room/location Reference:	005
Room/location Description:	Gents W.C.
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

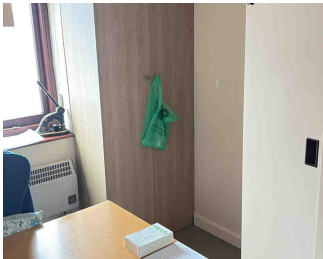
- Ceiling:** MMMF
- Walls:** Brick, Plaster, Plasterboard, Timber
- Floor:** Sampled floor tiles
- Doors:** Timber
- Windows:** Timber
- Comments:** Plasterboard boxing
Modern pipes
Ceramic sanitary ware



Item Detail

Item ID	005(VRS)
Sample Linked/ID	Sng63550 Bp001
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	001
Room/location	005
Specific location	Floor
Product/debris type	Other Encapsulated Material Flooring Floor Tile(s)
Asbestos type	No ACM Detected
Extent	10 m²
	No Risk

Comments

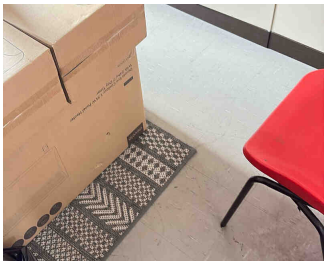
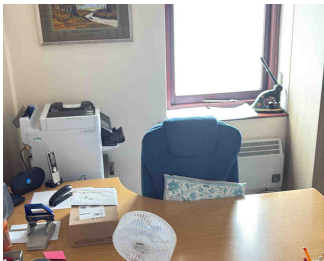


Room/location Details

Room/location Reference:	006
Room/location Description:	Office
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

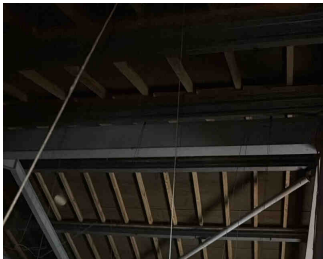
- Ceiling:** MMMF
- Walls:** Brick, Plaster, Plasterboard, Timber
- Floor:** Sampled floor tiles
- Doors:** Timber
- Windows:** Timber
- Comments:**



Item Detail

Item ID	006(VRS)
Sample Linked/ID	Sng63550 Bp001
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	001
Room/location	006
Specific location	Floor
Product/debris type	Other Encapsulated Material Flooring Floor Tile(s)
Asbestos type	No ACM Detected
Extent	8 m²
	No Risk

Comments

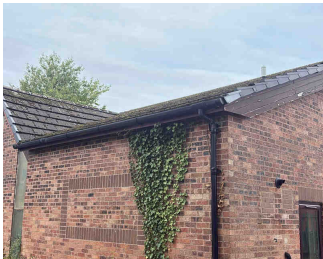


Room/location Details

Room/location Reference:	007
Room/location Description:	Ceiling void
Area/floor Reference:	001
Area/floor Description:	Ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

- Ceiling:** Felt-Non-Asbestos
- Walls:** Brick
- Floor:** Na
- Doors:** Na
- Windows:** Na
- Comments:** Metal beams
Plastic water tanks



Room/location Details

Room/location Reference:	008
Room/location Description:	External
Area/floor Reference:	002
Area/floor Description:	External
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

- Ceiling: Concrete roof tiles
- Walls: Brick
- Floor: Out of scope
- Doors: Timber
- Windows: Plastic, Timber
- Comments: Plastic and metal rainwater goods
Timber soffit and fascia boards
Plastic verge capping



Room/location Details

Room/location Reference:	009
Room/location Description:	Garage
Area/floor Reference:	002
Area/floor Description:	External
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

- Ceiling:** Sampled cement ceiling/roof
- Walls:** Breezeblock, Concrete
- Floor:** Concrete
- Doors:** Metal
- Windows:** Timber
- Comments:** Timber fascia boards



Item Detail

Item ID	007(OS)
Referenced to	Sng63550 Bp002
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE
Area/floor	002
Room/location	009
Specific location	Ceiling
Product/debris type	Cement Product(s) Corrugated Profile Sheet(s)
Asbestos type	Identified Chrysotile
Extent	50 m²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	04
Material Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	Very Low

Actions/recommendations

Action/recommendations	Remove Remove ACM before Refurb. Work under PCC by FLC
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments



Room/location Details

Room/location Reference:	010
Room/location Description:	Right hand garage door/interior
Area/floor Reference:	002
Area/floor Description:	External
Accessibility:	Inaccessible
Reason for No Access:	No Keys
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

- Ceiling:
- Walls:
- Floor:
- Doors:
- Windows:
- Comments:

Asbestos Register



Location		
Item ID	007(OS)	
Referenced to	Sng63550 Bp002	
Property Name	Specified areas of 216 Main St, Billinge, Wigan, WN5 7PE	
Area/floor	002	
Room/location	009	
Specific location	Ceiling	
Product/debris type	Cement Product(s) Corrugated Profile Sheet(s)	
Asbestos type	Identified Chrysotile	
Extent	50 m²	
Air Test		
Actions/recommendations		
Action/recommendations	Remove Remove ACM before Refurb. Work under PCC by FLC	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	04
Material Risk Assessment	Very Low
Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	Very Low
Comments	

Survey Results

Overall Risk Assessment Table

	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
Item	a	b	c	d	Total	e	f	g	h	Total	Total
007	1	1	1	1	04	0	1	1	1	03	07

(20 ≥) High

(14-19) Medium

(10-13) Low

(≤ 9) Very Low

(0) No Risk

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
007	Sng63550 Bp002	Cement Product(s) Corrugated Profile Sheet(s)	002	009	Remove Remove ACM before Refurb. Work under PCC by FLC

Assessment Information

Material Risk Assessment Algorithm

Material assessments consider the type and condition of the ACM and the ease with which it will release fibres when subject to disturbance. The main parameters are:

- a. Product Type
- b. Extent of Damage & Deterioration
- c. Surface Treatments
- d. Asbestos Types

The material assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the priority for remedial action, such priorities must be determined by conducting and subsequently considering the results of a priority assessment.

To achieve some form of standardisation of the risk rating and action level, the assessment algorithm contained within HSG264 has been adopted, which is based upon a numerical rating given to each of the parameters considered above. The addition of each number results in a score that falls into one of four possible risk categories, which can assist the duty holder to prioritise the need for action as part of the plan for managing asbestos.

Assessment Factor	Score	Score Variables
Product Type (a)	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage (b)	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks, Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment (c)	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 (d)	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Assessment Information

Material Classifications

The following material assessment categories are used within this survey and indicate the level of hazard each material presents.

(10≥) High

ACMs in this category are regarded as having a significant potential to release fibres if disturbed. Such ACMs require urgent consideration to ensure people are not exposed to the hazard. In most circumstances plans for removal should be implemented and in the interim, the affected area should be sealed off.

(7-9) Medium

ACMs within this category do not always pose an imminent threat and the likelihood of fibre release is moderate under existing conditions. A decision regarding how these ACMs are to be managed should be made promptly and most likely as part of an overall management plan. Such situations should be regularly inspected to ascertain any change to circumstances unless serious damage is present or debris is visible, then this will require action which could involve removal or encapsulation.

(5-6) Low

ACMs within this category should be regarded as providing a low risk to people exposed to them but precautions should be followed and the situation should be monitored through regular re-inspections to ascertain any deterioration in condition which may occur with the passage of time. These ACMs generally have no or very little sign of historic damage.

(≤4) Very Low

ACMs within this category do not generally present a significant risk. They should be managed and only considered to be removed if the item falls within a refurbishment and demolition area and the works are likely to disturb the material.

(0) No Risk

No ACM present.

Assessment Information

Priority Classifications

Assessment Factor	Score	Score Variables
Normal Occupant Activity (e)		
Main Type of Activity in Area	0	Rare Disturbance Activity (e.g. Little used Store Room)
	1	Low Disturbance Activities (e.g. Office Type Activity)
	2	Periodic Disturbance (e.g. Industrial or Vehicular Activity which may contact ACMs)
	3	High Levels of Disturbance (e.g. Door with AIB Sheeting in Constant Use)
Secondary Activity in Area	As Above	As Above
Likelihood of Disturbance (f)		
Location	0	Outdoors
	1	Large Rooms or Well Ventilated Areas
	2	Rooms up to 100m ²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible or Unlikely to be Disturbed
	1	Occasionally Likely to be Disturbed
	2	Easily Disturbed
	3	Routinely Disturbed
Extent / Amount	0	Small Amounts or Items (e.g. Gaskets or Strings)
	1	≤10m ² or ≤ 10m Pipe Run
	2	>10m ² to 50m ² or >10m to 50m Pipe Run
	3	>50m ² or >50m Pipe Run
Human Exposure Potential (g)		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Use in Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	<1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance Activity (h)		
Type of Maintenance Activity	0	Minor Disturbance (e.g. Possibility of Contact when Gaining Access)
	1	Low Disturbance (e.g. Changing Light Bulbs in AIB Ceiling)
	2	Medium Disturbance (e.g. Lifting One or Two AIB Ceiling Tiles to access valves)
	3	High Level of Disturbance (e.g. Removing a Number of AIB Ceiling Tiles to Replace a Valve or Re-cabling Works)
Frequency of Maintenance Activity	0	ACM Unlikely to be Disturbed for Maintenance
	1	≤1 per Year
	2	>1 per Year
	3	>1 per Month

Assessment Information

Priority Risk Assessment Algorithm

Priority assessments consider the likelihood of someone disturbing the identified/presumed ACM during normal occupancy and should be considered alongside the material assessment to determine the priority for remedial action. The main assessment factors are:

- e. Maintenance Activity
- f. Occupant Activity
- g. Likelihood of Disturbance
- h. Human Exposure Potential

Similar to a material assessment, a material algorithm based upon a numerical rating given to each of the parameters considered above has been employed in line with HSG227. The number against each assessment factor is averaged and then totalled to give a score that falls into one of four possible risk categories, aimed at calculating the level of risk those in the vicinity of the ACM are exposed to.

 (10 ≥) High

An ACM that due to its location presents an unacceptable risk to individuals.

 (7-9) Medium

An ACM situated in a high use, readily accessible position which may also be in an area routinely accessed for maintenance.

 (5-6) Low

An ACM that will rarely be disturbed through normal occupation or maintenance activities.

 (≤4) Very Low

An ACM that is not readily accessible and unlikely to be disturbed.

 (0) No Risk

No ACM present.

	0 0	
Disturbance Primary (e)		
Disturbance Secondary (e)	Average Score 0	
	0 0 0	
Location (f)		
Accessibility (f)	Average Score 0	
Extent / Amount (f)		
	0 0 0	
Number of Occupants (g)		
Frequency of Use (g)	Average Score 0	
Average Time in Use (g)		
	0 0	
Type of Maintenance (h)		
Frequency of Maintenance (h)	Average Score 0	
Total of Averages (e+f+g+h)		00
Priority Risk Assessment	☐	Risk

Assessment Information

Overall Risk Assessment Algorithm

The overall assessment is a combination of the material and priority assessment scores. It is this total score that may be used to establish the priority of those ACMs requiring remedial action and also, the type of action that will be taken. Where an ACM is detected, regardless of its risk categorisation, it is recommended that Approved Warning Labels are positioned to prevent accidental damage to the material.

Although actions and recommendations may vary according to the individual circumstances of an ACM, it is desirable to have some form of standardisation therefore the following categories are used within this survey to identify areas that require immediate attention and allow the duty holder to instigate planned preventative maintenance and management of the ACMs.

	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
Item	a	b	c	d	Total	e	f	g	h	Total	Total
I000	0	0	0	0	00	0	0	0	0	00	00

Overall Classifications

(20 ≥) High

The potential hazard arising from this category warrants urgent action to reduce the associated risk as disturbance of the materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres. ACMs in this category are usually not suited to any form of containment programme and therefore immediate plans should be made for removal or environmental cleaning. Where this is delayed, the ACM should be sealed/encapsulated and appropriately managed in accordance with the asbestos management policy, until such time that removal can be facilitated.

(14-19) Medium

This category indicates that deterioration in any of the contributory factors may result in fibre release and therefore all ACMs should be removed or other appropriate remedial action undertaken on a programmed basis within a specified time scale (usually 6-12 months). The condition of the ACMs should be regularly monitored and, where necessary sealed/encapsulated until removal takes place.

(10-13) Low

This category indicates the need for regular monitoring and inspection as whilst the current risk of fibre release may be low, such ACMs may suffer deterioration through age and/or accidental damage. It is recommended that ACMs in this category are visually inspected on a six month cycle (minimum) to ascertain any change in condition. Where such a change occurs, re-prioritisation may be necessary.

(≤9) Very Low

ACMs within this category are predominantly not readily accessible, unlikely to be disturbed and due to their nature, condition, location or extent, would lead to minimal fibre release if they were disturbed. Visual inspections should be made on an annual basis to ascertain any change in condition and where such a change occurs, should be appropriately assessed, scored and re-prioritised. Such ACMs should be suitably managed and considered for removal if they falls within a demolition or refurbishment area and works are likely to disturb the material.

(0) No Risk

No ACM present.

Survey Appendices

Remedial Options

There are a variety of remedial options available. In many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired and these options should be considered first. Where such actions are not practical, ACMs should be removed. Recommended action in the Management Survey will normally involve one or more of the following:

Removal

ACMs vulnerable to damage should often be removed. Where they are in such poor condition, removal is often the only practical option. Removal is required where refurbishment or demolition works are planned that will impinge on the ACMs present.

Management

Management of the ACMs present (where these are not in poor condition or vulnerable to damage) is achieved by labelling, registering and monitoring as necessary. Such management should be undertaken in compliance with CAR 2012.

Monitor

Re-inspection of ACMs should be undertaken at regular intervals determined by the risk priority and by a trained, suitably experienced and competent person. This may be accompanied by air testing where relevant to determine whether any asbestos fibres are present.

Label

Where an ACM is detected, regardless of its risk categorisation, it is recommended that approved industry specific warning labels are positioned to prevent accidental damage to the material.

Protection/enclosure

Undertake enclosure where the ACM is in poor condition or vulnerable to damage. This involves protection by a physical barrier, such as a timber casing. The casing is sealed and as airtight as possible to prevent the migration of fibres.

Sealed/encapsulate

There are two methods of encapsulation: applying a durable layer adhered to the surface of the ACM, or applying a material that penetrates the ACM before hardening which locks the material together.

Repair

All repairs should be undertaken by a competent person with the relevant training and equipment. Repair should only be undertaken if the damage is slight. There are a number of methods including filling, wrapping and isolated encapsulation. All repairs will be carried out using non-asbestos containing materials and appropriate precautions undertaken to prevent the release of any asbestos fibres.

Remove

The HSE recommend against removal of asbestos if the removal is undertaken without due consideration of the potential to increase the risk of harm. ACMs should be removed where found to be in poor condition, if it is not possible to undertake maintenance works without disturbance, or refurbishment works are due to be undertaken. Only HSE licensed contractors may be appointed to deal with work that contains 'high risk' ACMs.

Periodic Air Test

Where there is a large amount of ACMs in a confined space with a history of unauthorised disturbance, periodic air tests may be undertaken to monitor asbestos fibre levels to confirm that it is safe to access the area.

Survey Appendices

Regulations and Guidance

Legislation

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of ACMs.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
5. Prepare a plan setting out how the risks from the ACMs are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Approved Codes of Practice and Guidance Documents

There is a raft of publications that disseminate advice and information relating to asbestos which should be consulted by those who work with or have an obligation to manage ACMs (please note this list is not exhaustive).

1. L143 'Managing and Work with asbestos'
2. HSG210 'Asbestos essentials task manual'
3. HSG227 'A comprehensive guide to managing asbestos in premises'
4. HSG247 'Asbestos: The licensed contractors' guide'
5. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'
6. HSG264 'Asbestos: The survey guide'
7. INDG223 'Managing asbestos in building: A brief guide'

The HSE has also published 38 'Asbestos essentials task sheets' and 10 'Equipment and Method sheets' which can help ensure compliance with CAR 2012 and illustrate 'good practice'.

CLIENT

FAO: Samples
Supernova
71-75 Shelton Street
Covent Garden
London

WC2H 9JQ

BULK ANALYSIS REPORT

Report No: BK 106651
Job No: 240229
Item No: 171674
Report confirmation date: 08-Sep-26
Date sample(s) booked in: 04-Sep-26

Sample Source: Posted in via mail
Order No: SNG63550

Sample(s) of material were examined by stereo microscope, polarised light & dispersion staining technique as described in our internal document MAAM 04 that incorporates methods in the HSG 248. We are not accredited for 'Soil' analysis, we are accredited to analyse elements within soil. Samples delivered to the office will bear the site address and sample location as given by the client at the time of delivery. The accuracy and competence of the sampling procedure by a third party is not the responsibility of LAB UK Limited nor can we be held responsible for the interpretation of the results shown. # Material type associated to a sample is the opinion of the analyst based on a visual inspection at the time of analysis. * Size is the amount of material presented for analysis. The results apply to the sample as received. Any comments, opinions or observations made are not covered by our UKAS accreditation. Minimum retention period for samples is 6 months & reports, 6 years.

Site: 216 Main Street WN5 7PE

Samples analysed on 08-Sep-26

No	Sample Location/Description	# Material Type	Sample Result
1	BP001 - ground floor - Kitchen - Floor tile	Floor Tile (Thermoplastic)	No Asbestos Detected
2	BP002 - External - Garage - Cement	Cement Based	Chrysotile



Analysts Signature & Reported by: George Ellis (Bulk Analyst)