



# **ASBESTOS MANAGEMENT SURVEY REPORT**

**For**

**SAINSBURYS ARGOS**

**Of**

**Argos Bristol Bradley Stoke, Unit 3 Willow Brook Centre, Bradley Stoke,  
Bristol, South Gloucestershire, BS32 8FF**

**135176-ARGOS4228**

**Produced by SOCOTEC Asbestos Ltd,  
a wholly owned subsidiary of SOCOTEC**

**Bretby Business Park, Ashby Road,  
Bretby, Burton upon Trent,  
Staffordshire DE15 0YZ**

**[www.socotec.com](http://www.socotec.com)**

**Site**  
Argos Bristol Bradley Stoke, Unit 3 Willow Brook  
Centre, Bradley Stoke, Bristol, South  
Gloucestershire, BS32 8FF

**Customer:**  
Sainsburys Argos  
4th Floor  
33 Holborn  
London  
EC1N 2HT

**Customer Contact:** Keith Smith  
**Survey Date:** 24/01/2020  
**Surveyor(s):** Darren Cheetham



**Consultant:**  
**SOCOTEC Asbestos Limited**

Unit D 2 Wilkinson Road,  
Bankside Business Park,  
Cirencester,  
Gloucestershire  
GL7 1YT

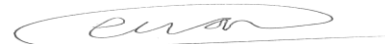
**Tel** +44 (0) 1285 700 593  
**Email** esgcirencester@socotec.com

**Authorised by:**



Darren Cheetham  
Surveyor

**Technical Review by:**



Ewan McGovern  
Surveyor

**Report Issue date: 10/02/2020**

## **EXECUTIVE SUMMARY & RECOMMENDATIONS**

A Management asbestos survey was carried out at Argos Bristol Bradley Stoke, Unit 3 Willow Brook Centre, Bradley Stoke, Bristol, South Gloucestershire, BS32 8FF.

No samples were collected for analysis.

# **FULL SURVEY REPORT**

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## SECTION 1 INTRODUCTION

- 1.1 SOCOTEC Asbestos Limited was instructed by Keith Smith of Sainsburys Argos, to carry out a Management asbestos survey of Argos Bristol Bradley Stoke, Unit 3 Willow Brook Centre, Bradley Stoke, Bristol, South Gloucestershire, BS32 8FF in accordance with HSE document HSG 264 and in-house approved documented method SCI/ASB/001.
- 1.2 The scope of the works was to carry out an Asbestos Management Survey on the premises as instructed by the Customer as follows: Management survey to whole store
- 1.3 The following areas were not accessed during the survey following initial discussions with the customer: Limited access to live electrics
- 1.4 The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed site register, survey report sheets and plans.
- 1.5 The title to this report is vested in the Customer named but title to copyright is retained. The Contracts (Rights of Third Parties) Act 1999 does not apply to the contract with the Customer and the provisions of the said Act are hereby excluded.
- 1.6 The inspection report shall not be reproduced except in full without the approval of the inspection body and the Customer.
- 1.7 SOCOTEC Asbestos Ltd is accredited by UKAS as a Type C Inspection Body for surveying for asbestos in premises. Opinions, interpretations, priority risk assessments and total risk scores are outside the scope of accreditation.
- 1.8 Fibrous materials may exist within the property which are not ACMs. Where, in the judgment of the surveyor, the material is clearly not asbestos then the surveyor will record the findings in the Construction Register. However the material will have been inspected unless it was in an area of no access or is specifically excluded from the report.

## SECTION 2 SITE DESCRIPTION

- 2.1 The site consisted of A retail unit.

**Table 2.1: Summary of buildings surveyed and survey type at Argos Bristol Bradley Stoke, Unit 3 Willow Brook Centre, Bradley Stoke, Bristol, South Gloucestershire, BS32 8FF.**

<b>Property Ref / UPRN</b>	<b>Building Description</b>	<b>Survey Type</b>
ARGOS4228	Two storey building of metal frame construction	Management

## **SECTION 3 SPECIFIC NOTES**

- 3.1 The scope and terms of works were as agreed during the tender process with the Customer, including a discussion on areas of possible no-access (see section 1.2 and 1.3). We confirm that in preparing this report that we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.
- 3.2 Asbestos containing materials (ACMs) concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.
- 3.3 Water absorption tests have not been carried out on board or cement materials and thus such materials which have been referred to within this report as asbestos insulating board (AIB) or asbestos cement are done so based solely upon their physical appearance and using the technicians judgement. A water absorption measurement test, as detailed in paragraph 17 of L143 *Work with Materials Containing Asbestos* ACOP, is required to determine whether a material is legally classified as asbestos cement or not. Asbestos cement in a dry state absorbs less than 30% water by weight.
- 3.4 A Management Survey report should not be used as the basis for an asbestos removal specification. A Refurbishment or Demolition survey report may be used as a basis for a specification. Note that all dimensions referred to in this report are approximate and should not be used for the calculation of priced measures. For Management surveys, the recommendations indicated on the asbestos register are overridden if the building is due for demolition or major structural alteration. Where materials are suspected to be present and consist of or contain asbestos, contractors should (prior to commencing refurbishment works) first confirm the existence of such materials under controlled conditions such as a Refurbishment or Demolition survey and in accordance with Control of Asbestos Regulations Regulation 5 and the Construction (Design and Management) Regulations.
- 3.5 All reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids accordingly it is not possible to regard the findings of any survey as being definitive. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

## **SECTION 4 SURVEY AND SAMPLING METHODOLOGY**

### **4.1 Management Survey**

- 4.1.1 The purpose of this survey was to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition, with representative samples being collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found were collected and analysed to confirm or refute the surveyor's judgement. If the material sampled was found to contain asbestos, other similar homogeneous materials used in the same way in the building have been strongly presumed to contain asbestos.
- 4.1.2 The survey was carried out in accordance with HSG 264, SOCOTEC's internal procedure SCI/ASB/001 and the specific requirements of the Customer.

### **4.2 Abbreviations used in the text**

- AWS Associated with sample. Visually consistent with sampled material.
- ACM Asbestos Containing Material
- NSR No sample required (Area has been inspected and no suspicious samples identified)
- NA No Access (Access not reasonably practicable)
- P Presumed to contain asbestos. Sample required to confirm absence or presence of asbestos in item
- CAR Control of Asbestos Regulations (2012)
- X All samples prefixed with an X were not taken by SOCOTEC Asbestos, however the data was provided by the client for inclusion within the report and the integrity of the data has been reviewed by SOCOTEC Asbestos Ltd in accordance with our internal procedures.

## **SECTION 5 BULK SAMPLE ANALYSIS METHODOLOGY**

- 5.1 Bulk sample analysis was carried out in accordance with SOCOTEC Asbestos Limited's internal procedure SCI/ASB/007, based on the Health and Safety Executive publication HSG 248.
- 5.2 SOCOTEC Asbestos is a UKAS-accredited testing body No. 1089, ensuring compliance with the requirements of BS EN ISO/IEC 17025:2017 General criteria for the operation of various types of bodies performing testing.

## **SECTION 6 RISK ASSESSMENT**

### **6.1 Risk Assessment Methodology & Interpretation**

- 6.1.1 Each location of asbestos has a risk assessment which is composed of two elements:
- Material Risk Assessment
  - Priority Risk Assessment
- 6.1.2 The table below identifies the differences between the two elements, their purpose and the guidance to which it relates and which SOCOTEC Asbestos Limited adhere.

**Table 6.1: Summary of Risk Assessment**

Risk Assessment Type	Purpose	Guidance and Algorithm used by SOCOTEC Asbestos Limited
Material Risk Assessment	Identification of the type and condition of the ACM and the ease with which it will release fibres if disturbed	<ul style="list-style-type: none"> <li>• HSG 264 – ‘Asbestos – The survey guide.’ – Appendix 4.</li> <li>• In house procedure SCI/ASB/001, based on the above</li> </ul>
Priority Risk Assessment	Identification of the likelihood of disturbance	<ul style="list-style-type: none"> <li>• HSG 227 – ‘A comprehensive guide to managing asbestos in premises’</li> <li>• In house procedure SCI/ASB/001, based on the above</li> </ul>

6.1.3 The combined Material and Priority Risk Assessment scores provide a Total Risk Score for the asbestos material and may be used to determine the appropriate management procedure.

6.1.4 The Priority and Material Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection, and as such SOCOTEC cannot accept liability for assessments provided when changes in condition and/or use have occurred subsequent to the survey. The duty holder should be aware that if the use of the building changes, then the assessment should be reviewed by a responsible person as part of the ongoing management plan, and this is the responsibility of the duty holder to manage.



**Table 6.2 Material Risk Assessment Algorithm**

<b>Sample variable</b>	<b>Score</b>	<b>Example of scores</b>
<b>Product type (or debris from product)</b>	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, asbestos cement)
	2	AIB, millboards, textiles, gaskets, ropes and asbestos paper
	3	Thermal Insulation (e.g. pipe and boiler lagging), sprayed asbestos
<b>Extent of damage /deterioration</b>	0	Good condition, no visible damage
	1	Low damage, a few scratches, broken edges on board, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas of damage revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
<b>Surface treatment</b>	0	Composite materials: 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
<b>Asbestos type</b>	0	No Asbestos Detected
	1	Chrysotile
	2	Amphibole excluding Crocidolite
	3	Crocidolite

<b>Score</b>	<b>Potential to release asbestos fibres</b>
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

**Table 6.3 Priority Risk Assessment Algorithm**

Assessment Factor	Score	Examples of score variables
<b>1. Normal Occupant Activity</b> Main type of activity in area	0 1 2 3	Rare disturbance activity, e.g. little used store room) Low disturbance activities, (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. Fire door with AIB sheet in constant use)
<b>2. Likelihood of Disturbance</b>		
a) Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m <sup>2</sup> Confined spaces
b) Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
c) Extent/Amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
<b>Average Score = a + b + c / 3</b>		
<b>3. Human Exposure Potential</b>		
a) Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
b) Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
c) Average time area in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
<b>Average Score = a + b + c / 3</b>		
<b>4. Maintenance Activity</b>		
a) Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in AIB ceiling) Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve) High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabing)
b) Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance <1 per year >1 per year >1 per month
<b>Average Score = a + b / 2</b>		
<b>Total Priority Assessment Score = 1 + 2 + 3 + 4</b>		



**Appendix A**

**SITE REGISTER(S)**

## SITE REGISTER

Survey Report Ref: **135176-ARGOS4228-001** Site Address: **Argos Bristol Bradley Stoke, Unit 3 Willow Brook Centre, Bradley Stoke, Bristol, South Gloucestershire, BS32 8FF**

Building Reference / UPRN: **ARGOS4228** Building Address: **As Above** Client: **Sainsburys Argos** Date of Inspection **24/01/2020**

### ASBESTOS REGISTER

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Material Risk Rating	Priority Risk				Priority Risk Rating	Overall Risk Score	Recommended Actions & Timescales
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment		Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity			
001	Ground Floor - Shop Floor			No sample required												
002	Ground Floor - Secure Store Room			No sample required												
003	Ground Floor - Admin Office			No sample required												
004	Ground Floor - Meeting Room			No sample required												
005	Ground Floor - Secure Store Room			No sample required												
006	Ground Floor - Female Toilets			No sample required												

**KEY:** All scores are subjective only and are based on information available at the time of the assessment. Inspections may be samples or associated samples (AWS). Comments and observations are outside the scope of UKAS accreditation. All information within this register must be read in conjunction with all other sections of the report. Please refer to Section 6.4 for information regarding Priority Risk Scores

Asbestos Type	Product Type	Extent of Damage	Areas of No / Limited Access
0 = No asbestos detected in sample	0 = No asbestos detected in sample	0 = No visible damage	FS = Fixed Seating SD = Service Ducts FV = Floor Voids FD = Floor Ducts SB = Structural Boxing SV = Structural Voids DL = Dry Lining or Boxing FC = Fixed Ceilings UC=Under Fitted Floor Covering CV=Ceiling Voids PV=Partition Wall Void SC=Above Suspended Ceiling LA=Loft / Attic EE=Electrical Equip. HE=Heating Equipment FP=Fixed Panelling DF=Within Door Frame WF=Within Window Frame HL=High Level PE = Plant / Equipment (includes lift machinery)
1 = Chrysotile (white) asbestos	1 = Plastics, mastics, felts, vinyl floor tiles, paints, dec. finishes, cement etc.	1 = Few scratches / marks, broken edges etc	
2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc;	2 = Sig breakage / many small areas of damage to friable material	
3 = Crocidolite (blue) asbestos	3 = lagging, spray coatings, loose asbestos etc	3 = High damage / visible debris	

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Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Material Risk Rating	Priority Risk				Priority Risk Rating	Overall Risk Score	Recommended Actions & Timescales
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment		Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity			
007	Ground Floor - Male Toilets			No sample required												
008	Ground Floor - Disabled Toilet			No sample required												
009	Ground Floor - Cleaners Cupboard			No sample required												
010	Ground Floor - Lobby			No sample required												
011	Ground Floor - Kitchen			No sample required												
012	Ground to first Floor - Lift Shaft			No sample required												

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1 = Chrysotile (white) asbestos	1 = Plastics, mastics, felts, vinyl floor tiles, paints, dec. finishes, cement etc.	1 = Few scratches / marks, broken edges etc	
2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc;	2 = Sig breakage / many small areas of damage to friable material	
3 = Crocidolite (blue) asbestos	3 = lagging, spray coatings, loose asbestos etc	3 = High damage / visible debris	

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Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Material Risk Rating	Priority Risk				Priority Risk Rating	Overall Risk Score	Recommended Actions & Timescales
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment		Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity			
013	Ground Floor - Office			No sample required												
014	Ground Floor - Warehouse			No sample required												
015	First Floor - Landing			No sample required												
016	First Floor - Lift Motor Room			No sample required												
017	First Floor - Warehouse			No sample required												
018	Ground to first Floor - Fire Escape			No sample required												

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2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc;	2 = Sig breakage / many small areas of damage to friable material	
3 = Crocidolite (blue) asbestos	3 = lagging, spray coatings, loose asbestos etc	3 = High damage / visible debris	

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Building Address: **As Above**  
 Building Reference / UPRN: **ARGOS4228** Client: **Sainsburys Argos** Date of Inspection **24/01/2020**

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Material Risk Rating	Priority Risk				Priority Risk Rating	Overall Risk Score	Recommended Actions & Timescales
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment		Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity			
019	Ground Floor - Gas Mains Inlet Cupboard			No sample required												
EXT	Roof to ground Floor - External			No sample required												

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 Building Reference / UPRN: **ARGOS4228**      Building Address: **As Above**  
 Client: **Sainsburys Argos**      Date of Inspection **24/01/2020**

### CONSTRUCTION REGISTER

Area No	Area Description	Floor	Walls	Ceiling	Other
001	Ground Floor - Shop Floor	Concrete	Wood	Plasterboard	MMMF Suspended Ceiling Tiles. MMMF insulation to ducts
002	Ground Floor - Secure Store Room	Concrete	Breeze Block. Plasterboard. Wood	Plasterboard	MMMF Insulation to supports
003	Ground Floor - Admin Office	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles
004	Ground Floor - Meeting Room	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles. Mmmf firestop to supports
005	Ground Floor - Secure Store Room	Concrete	Breeze Block. Wood	Plasterboard	MMMF Insulation to supports
006	Ground Floor - Female Toilets	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles.
007	Ground Floor - Male Toilets	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles.
008	Ground Floor - Disabled Toilet	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles.
009	Ground Floor - Cleaners Cupboard	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles.
010	Ground Floor - Lobby	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles.
011	Ground Floor - Kitchen	Concrete	Plasterboard. Breeze Block	Wood	MMMF Suspended Ceiling Tiles
012	Ground to first Floor - Lift Shaft	Concrete	Metal	Metal	N/A
013	Ground Floor - Office	Concrete	Breeze Block. Wood	Wood	MMMF Suspended Ceiling Tiles
014	Ground Floor - Warehouse	Concrete	Breeze Block. Plasterboard	Wood	MMMF Suspended Ceiling Tiles. MMMF firestop to supports. Modern electrics
015	First Floor - Landing	Wood	Plasterboard. Breeze Block	Plasterboard	Mmmf packing between walls



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Client: **Sainsburys Argos**

Area No	Area Description	Floor	Walls	Ceiling	Other
016	First Floor - Lift Motor Room	Wood	Metal	Metal	Modern grey floor tiles
017	First Floor - Warehouse	Wood	Breeze Block. Metal panelling	Plastic coated metal sheet	Mmmf firestop between roof and supports
018	Ground to first Floor - Fire Escape	Wood. Concrete	Plasterboard. Breeze Block	Plasterboard	N/A
019	Ground Floor - Gas Mains Inlet Cupboard	Concrete	Breeze Block	Plasterboard	Polystyrene insulation around inlet and against door
EXT	Roof to ground Floor - External	N/A	Metal panels. Glass panels	Plastic coated metal sheet	N/A



# **Appendix B**

## **MATERIAL ASSESSMENT SHEETS**

# **Appendix C**

## **DRAWINGS**

Client	Sainsbury's Argos
Site Address	Argos Bristol Bradley Stoke, Unit 3 Willow Brook Centre, Bradley Stoke, Bristol, South Gloucestershire, BS32 8FF
Survey Reference	135176/ARGOS4228
Date of Survey/Inspection	24/01/2020
Surveyors	Darren Cheetham

Key:

Inspection Reference Location

Asbestos Present

Inaccessible Areas

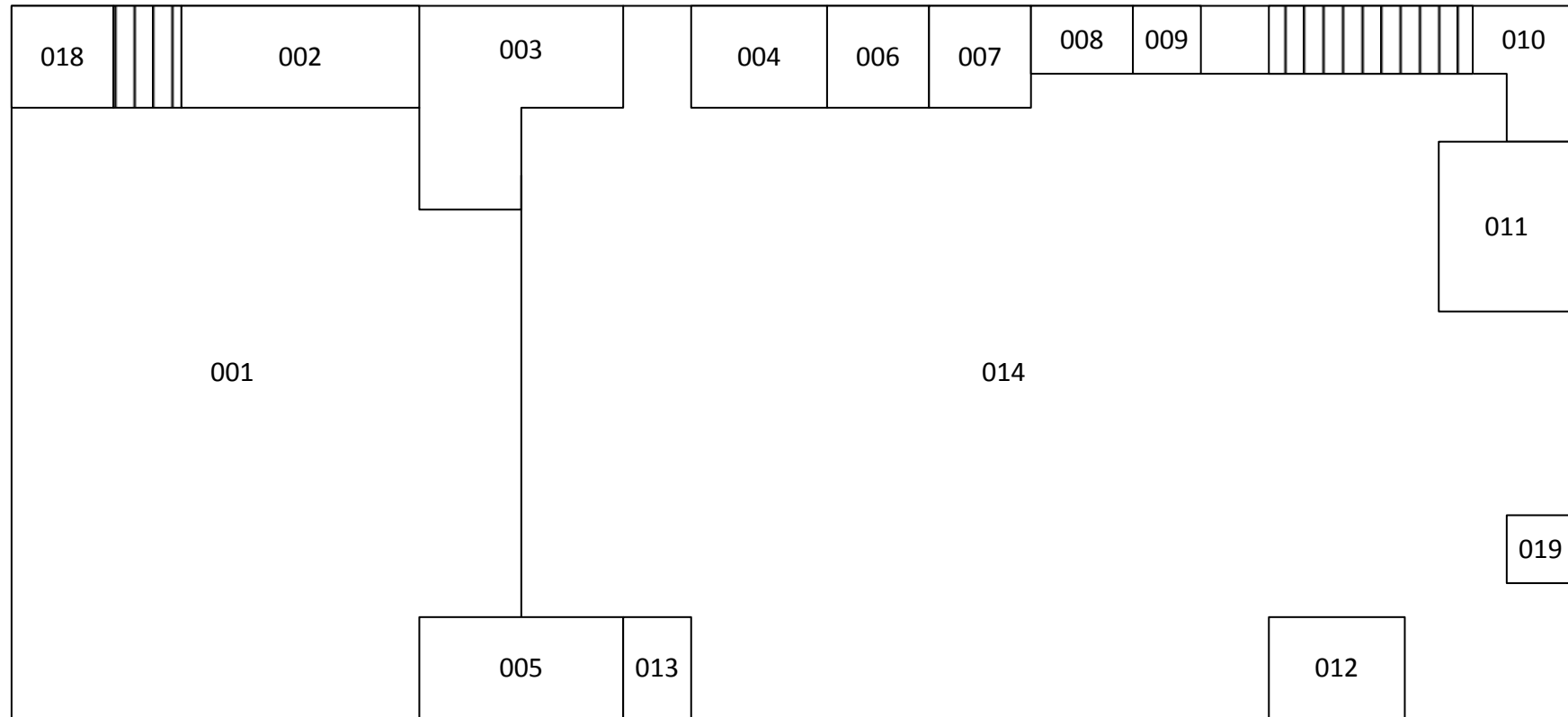
Beyond Remit of Survey



AWS = As With Sample  
P = Sample Presumed

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Not to Scale



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Key:

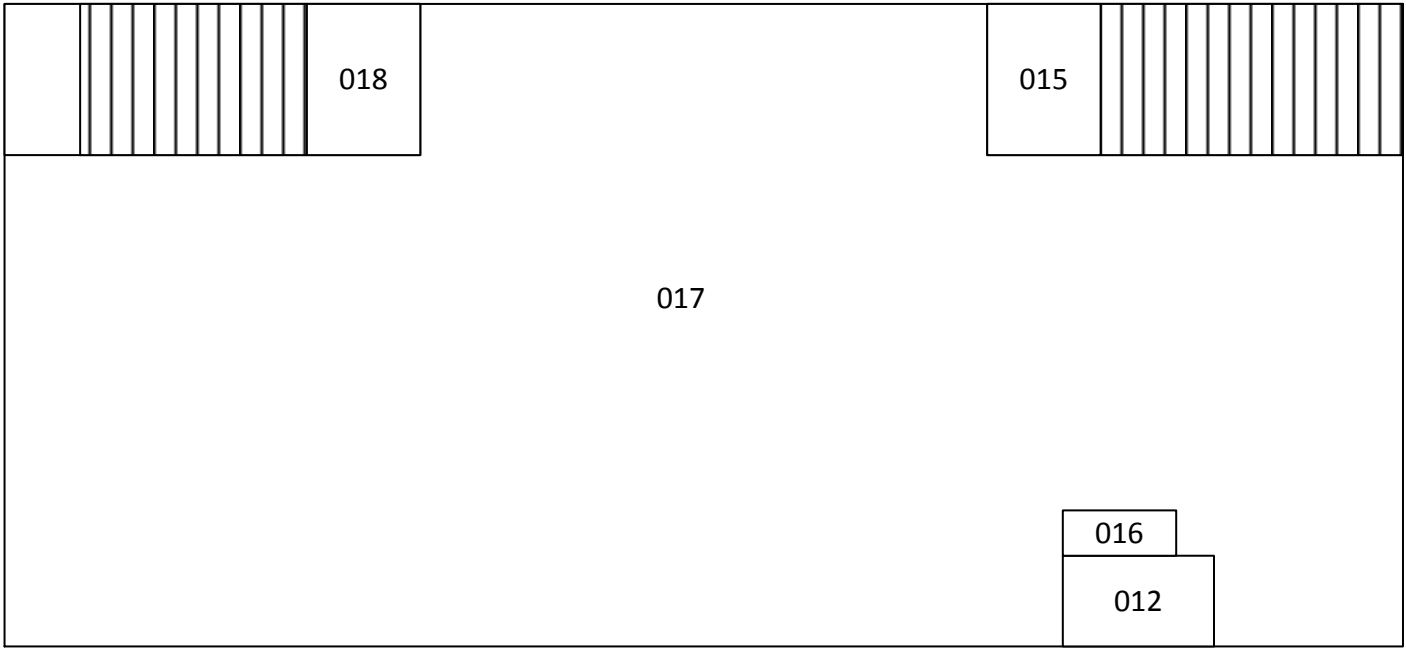
AWS = As With Sample  
P = Sample Presumed

Inspection Reference Location

Asbestos Present

Inaccessible Areas

Beyond Remit of Survey





# **Appendix D**

## **LABORATORY TEST CERTIFICATE(S)**

# **Appendix E**

## **DEFINITIONS AND GUIDANCE NOTES**

### Your Survey Recommendations

- A.1 Recommendations are made based upon each items assessed potential for fibre release as recommended by the guidance published by the Health and Safety Executive.
- A.2 Definition of terms for actions detailed within this report:
- i. Add to inspection:* Provision of a policy of 12 monthly inspections together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.
  - ii. Manage:* Provision of a policy of regular inspection together with procedures, whilst continually monitoring the condition of the material for further deterioration.
  - iii. Manage & Label:* Process and provision for the fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations (CAR), to the surface of the material to warn of the hazard.
  - iv. Control/Restrict access:* Material in a condition and position that is likely to cause fibre release should it be disturbed. Immediate action to implement procedure to restrict access to area via physical controls.
  - v. Repair:* Addition of a seal to the material to prevent the further deterioration and breakdown of the material. This action should also be carried out with labelling.
  - vi. Encapsulate:* Provision of paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.
  - vii. Remove:* Complete removal of the material under controlled conditions so as to comply with CAR.