



# **ASBESTOS MANAGEMENT SURVEY REPORT**

**For**

**SAINSBURYS ARGOS**

**Of**

**Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven,  
Fife, KY8 4LT**

**101641-ARGOS818**

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

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

Site  
Argos (Leven), Unit 2, Riverside Retail Park,  
Riverside Road, Leven, Fife, KY8 4LT

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

Customer Contact: Keith Smith  
Survey Date: 17/01/2019  
Surveyor(s): K Walker



Consultant:  
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Lee Spencer  
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**Report Issue date: 05/02/2019**

**EXECUTIVE SUMMARY & RECOMMENDATIONS**

A Management asbestos survey was carried out at Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT.

# **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 (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT 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: To carry out a Management Survey to the whole store.
- 1.3 The following areas were not accessed during the survey following initial discussions with the customer: No access to live equipment.
- 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 is 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 store.

**Table 2.1: Summary of buildings surveyed and survey type at Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT.**

<b>Property Ref / UPRN</b>	<b>Building Description</b>	<b>Survey Type</b>
ARGOS818	Single storey building of modern brick and breeze block 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. Also referred to a Strongly Presumed sample)
- 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 17025:2005 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**

Sample variable	Score	Example of scores
<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

Score	Potential to release asbestos fibres
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-cabling)
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: **101641-ARGOS818-0001** Site Address: **Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT**

Building Reference / UPRN: **ARGOS818** Building Address: **Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT**

Client: **Sainsburys Argos** Date of Inspection **17/01/2019**

### 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 - Serving Area	Vinyl floor tiles and bitumen adhesive	85 m <sup>2</sup>	AWS 001	0				N/A					N/A	N/A	No Action
003	Ground Floor - Store Room	Vinyl floor tiles and bitumen adhesive	32 m <sup>2</sup>	001	0				N/A					N/A	N/A	No Action
004	Ground Floor - Warehouse	Green vinyl floor tiles and bitumen adhesive	25 m <sup>2</sup>	002	0				N/A					N/A	N/A	No Action
004	Ground Floor - Warehouse	Vinyl floor tiles and bitumen adhesive	530 m <sup>2</sup>	AWS 001	0				N/A					N/A	N/A	No Action
005	Ground Floor - Office			No sample required												
006	Ground Floor - Admin Office			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	

## SITE REGISTER

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Building Address: **Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT**

Building Reference / UPRN: **ARGOS818** Client: **Sainsburys Argos** Date of Inspection **17/01/2019**

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 - Disabled WC	Vinyl floor tiles and bitumen adhesive	6 m <sup>2</sup>	AWS 001	0				N/A					N/A	N/A	No Action
008	Ground Floor - Cleaner Cupboard	Vinyl floor tiles and bitumen adhesive	5 m <sup>2</sup>	AWS 001	0				N/A					N/A	N/A	No Action
009	Ground Floor - Gents Toilet	Vinyl floor tiles and bitumen adhesive	12 m <sup>2</sup>	AWS 001	0				N/A					N/A	N/A	No Action
010	Ground Floor - Ladies Toilet	Vinyl floor tiles and bitumen adhesive	10 m <sup>2</sup>	AWS 001	0				N/A					N/A	N/A	No Action
011	Ground Floor - Staff Room			No sample required												
012	Mezzanine Floor - Mezzanine Store			No sample required												
013	Mezzanine Floor - Plant Area			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	

## SITE REGISTER

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Building Reference / UPRN: **ARGOS818** Building Address: **Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT** Client: **Sainsburys Argos** Date of Inspection **17/01/2019**

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			
EX01	External - External Roof			No sample required												
EX02	External - External Elevations			No sample required												

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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	

## SITE REGISTER

Survey Report Ref: **101641-ARGOS818-0001**      Site Address: **Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT**

Building Reference / UPRN: **ARGOS818**      Building Address: **Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT**  
 Client: **Sainsburys Argos**      Date of Inspection **17/01/2019**

### CONSTRUCTION REGISTER

Area No	Area Description	Floor	Walls	Ceiling	Other
001	Ground Floor - Shop Floor	Concrete, vinyl	Breeze block, plasterboard, timber	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Metal and timber doors and surrounds, timber construction serving area
002	Ground Floor - Serving Area	Concrete, vinyl	Breeze block, plasterboard, timber	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds
003	Ground Floor - Store Room	Concrete, vinyl	Breeze block, plasterboard, timber	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds

## SITE REGISTER

Survey Report Ref: **101641-ARGOS818-0001**      Site Address: **Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT**

Building Reference / UPRN: **ARGOS818**      Building Address: **Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT**  
 Client: **Sainsburys Argos**      Date of Inspection **17/01/2019**

Area No	Area Description	Floor	Walls	Ceiling	Other
004	Ground Floor - Warehouse	Concrete, vinyl	Breeze block, plasterboard, modern insulation board	Metal profile sheet	Metal and timber doors and surrounds, MMMF insulated modern ducting, MMMF and foam insulated metal pipework, metal columns and beams, modern electrics, modern gas meter with associated pipework, modern insulation board to metal beams at walls and high level, timber fascias
005	Ground Floor - Office	Concrete	Breeze block, plasterboard	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds
006	Ground Floor - Admin Office	Concrete	Breeze block, plasterboard	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds, modern security safe



## SITE REGISTER

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 Client: **Sainsburys Argos**      Date of Inspection **17/01/2019**

Area No	Area Description	Floor	Walls	Ceiling	Other
007	Ground Floor - Disabled WC	Concrete, vinyl	Breeze block	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds, modern toilet suite with associated pipework
008	Ground Floor - Cleaner Cupboard	Concrete, vinyl	Breeze block, ceramic tiles	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds, Belfast sink with associated pipework
009	Ground Floor - Gents Toilet	Concrete, vinyl	Breeze block, ceramic tiles	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds, modern toilet suite with associated pipework

## SITE REGISTER

Survey Report Ref: **101641-ARGOS818-0001**      Site Address: **Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT**  
 Building Reference / UPRN: **ARGOS818**      Building Address: **Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT**  
 Client: **Sainsburys Argos**      Date of Inspection **17/01/2019**

Area No	Area Description	Floor	Walls	Ceiling	Other
010	Ground Floor - Ladies Toilet	Concrete, vinyl	Breeze block, ceramic tiles	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds, modern toilet suite with associated pipework
011	Ground Floor - Staff Room	Concrete, vinyl	Breeze block, plasterboard	MMMF suspended ceiling tiles. Ceiling Void : to metal profile sheet. Plasterboard and breeze block walls, modern MMMF insulated ducting, modern ventilation equipment, metal cable trays, metal columns and beams	Timber doors and surrounds, modern sink unit with associated pipework
012	Mezzanine Floor - Mezzanine Store	Timber	Wire mesh	Metal profile sheet	Metal stairs, modern electric conveyor belt
013	Mezzanine Floor - Plant Area	Timber	Metal guard rail	Metal profile sheet	MMMF insulated metal pipework, MMMF insulated modern ducting, modern ventilation equipment and plant, modern electrics
EX01	External - External Roof	.	.	Metal profile sheet	.
EX02	External - External Elevations	.	Brick, concrete block	.	Metal shop signage, metal columns and beams, metal profile sheet, plastic downpipe, metal guttering



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Building Reference / UPRN:	<b>ARGOS818</b>	Building Address:	<b>Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT</b>	
		Client:	<b>Sainsburys Argos</b>	Date of Inspection <b>17/01/2019</b>



# **Appendix B**

## **MATERIAL ASSESSMENT SHEETS**

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	002
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Serving Area
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Sample No: AWS - 001

Position: Internal

Approx Size of Item: 85 m<sup>2</sup>

Product Type:

### COMMENTS AND RECOMMENDATIONS:

Extent of Damage:

Timescale for Recommendation : No action

Surface Treatment:

Recommendation: No further action required

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Comments:

Human Exposure Potential:

Maintenance Activity :

**Total Risk Score:** N/A

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	003
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Store Room
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Sample No: 001

Position: Internal

Approx Size of Item: 32 m<sup>2</sup>

Product Type:

### COMMENTS AND RECOMMENDATIONS:

Extent of Damage:

Timescale for Recommendation : No action

Surface Treatment:

Recommendation: No further action required

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Comments:

Human Exposure Potential:

Maintenance Activity :

**Total Risk Score:** N/A

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	004
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Warehouse
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Green vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A  
**Asbestos Type:** 0 - No asbestos detected

**Product Type:**

**Extent of Damage:**

**Surface Treatment:**

**Priority Risk:** N/A

**Normal Occupant Activity:**

**Likelihood of Disturbance:**

**Human Exposure Potential:**

**Maintenance Activity :**

**Sample No:** 002

**Position:** Internal

**Approx Size of Item:** 25 m<sup>2</sup>

### COMMENTS AND RECOMMENDATIONS:

**Timescale for Recommendation :** No action

**Recommendation:** No further action required

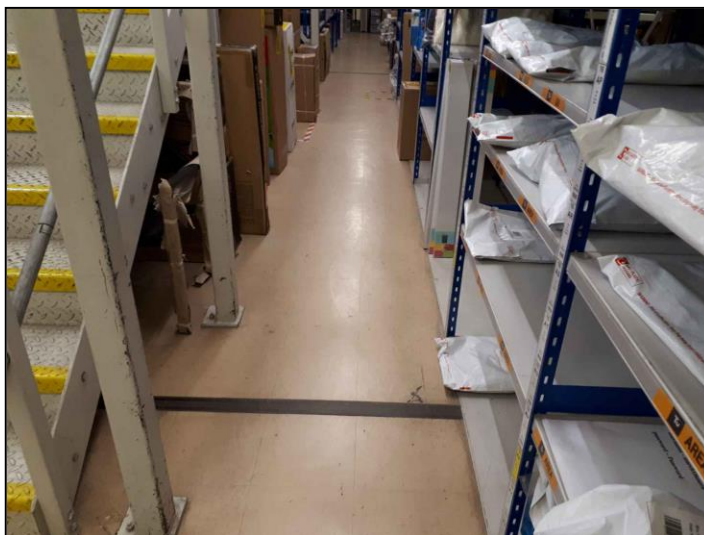
**Comments:**

**Total Risk Score:** N/A

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	004
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Warehouse
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Product Type:

Extent of Damage:

Surface Treatment:

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Maintenance Activity :

Sample No: AWS - 001

Position: Internal

Approx Size of Item: 530 m<sup>2</sup>

### COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Recommendation: No further action required

Comments:

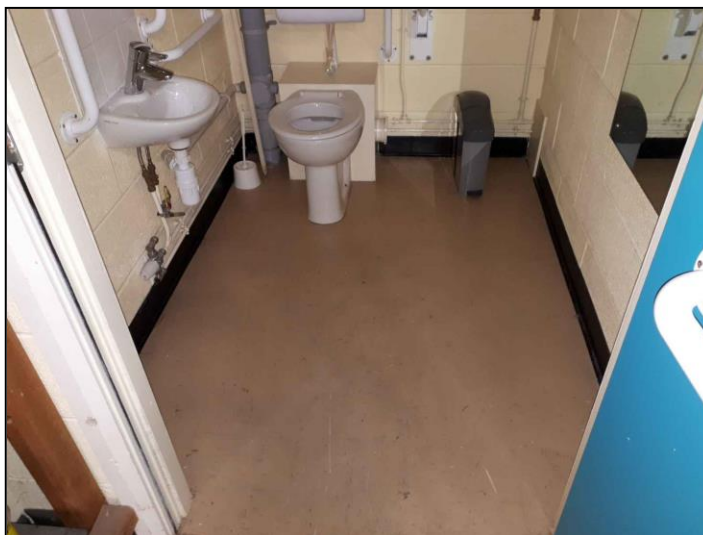
**Total Risk Score:** N/A



## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	007
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Disabled WC
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Product Type:

Extent of Damage:

Surface Treatment:

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Maintenance Activity :

Sample No: AWS - 001

Position: Internal

Approx Size of Item: 6 m<sup>2</sup>

### COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Recommendation: No further action required

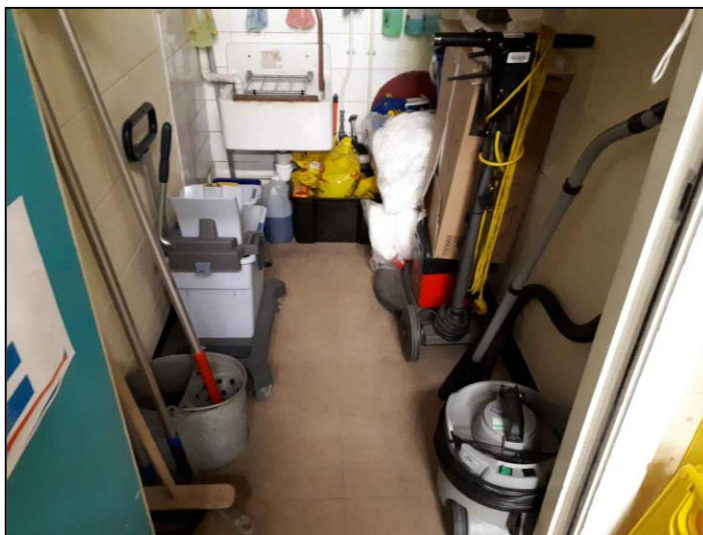
Comments:

**Total Risk Score:** N/A

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	008
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Cleaner Cupboard
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Product Type:

Extent of Damage:

Surface Treatment:

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Maintenance Activity :

Sample No: AWS - 001

Position: Internal

Approx Size of Item: 5 m<sup>2</sup>

### COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Recommendation: No further action required

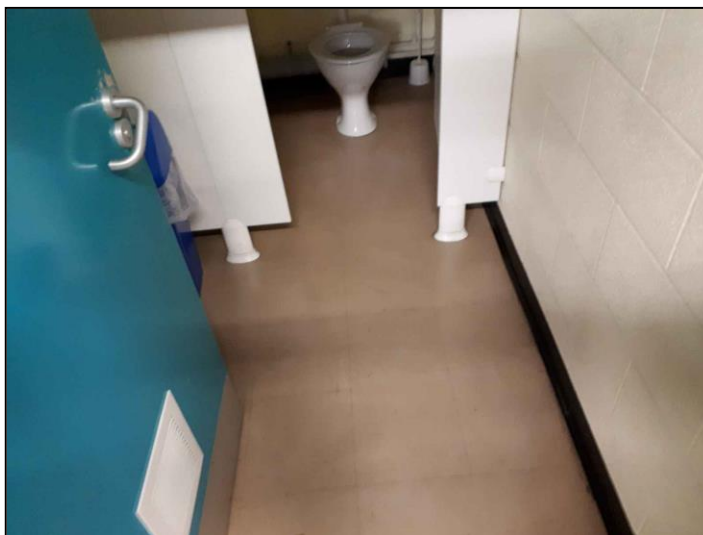
Comments:

**Total Risk Score:** N/A

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	009
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Gents Toilet
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Product Type:

Extent of Damage:

Surface Treatment:

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Maintenance Activity :

Sample No: AWS - 001

Position: Internal

Approx Size of Item: 12 m<sup>2</sup>

### COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Recommendation: No further action required

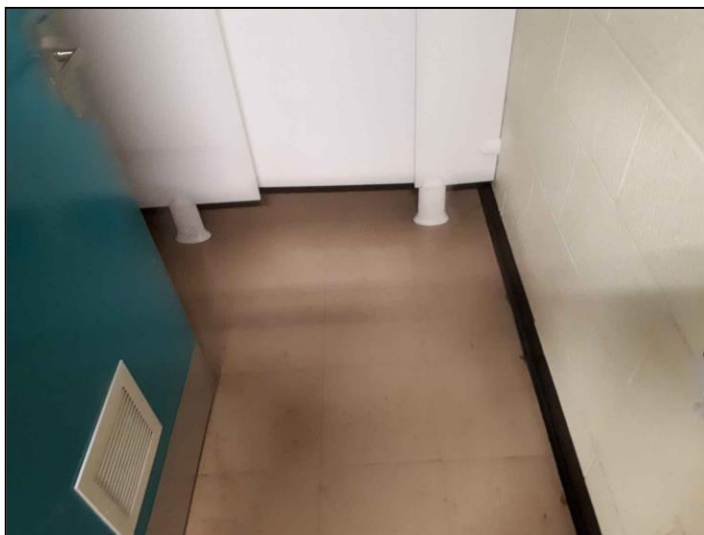
Comments:

**Total Risk Score:** N/A

## MATERIAL ASSESSMENT SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Sainsburys Argos	<b>Area No:</b>	010
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Argos (Leven), Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT	<b>Area Description:</b>	Ladies Toilet
<b>Building:</b>	ARGOS818	<b>Material Description:</b>	Vinyl floor tiles and bitumen adhesive
<b>Building Address:</b>	Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife, KY8 4LT, KY8 4LT	<b>Survey Report Reference:</b>	101641-ARGOS818-0001



### ASSESSMENT

**Material Risk:** N/A

Asbestos Type: 0 - No asbestos detected

Product Type:

Extent of Damage:

Surface Treatment:

**Priority Risk:** N/A

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Maintenance Activity :

Sample No: AWS - 001

Position: Internal

Approx Size of Item: 10 m<sup>2</sup>

### COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Recommendation: No further action required

Comments:




**Total Risk Score:** N/A

# **Appendix C**

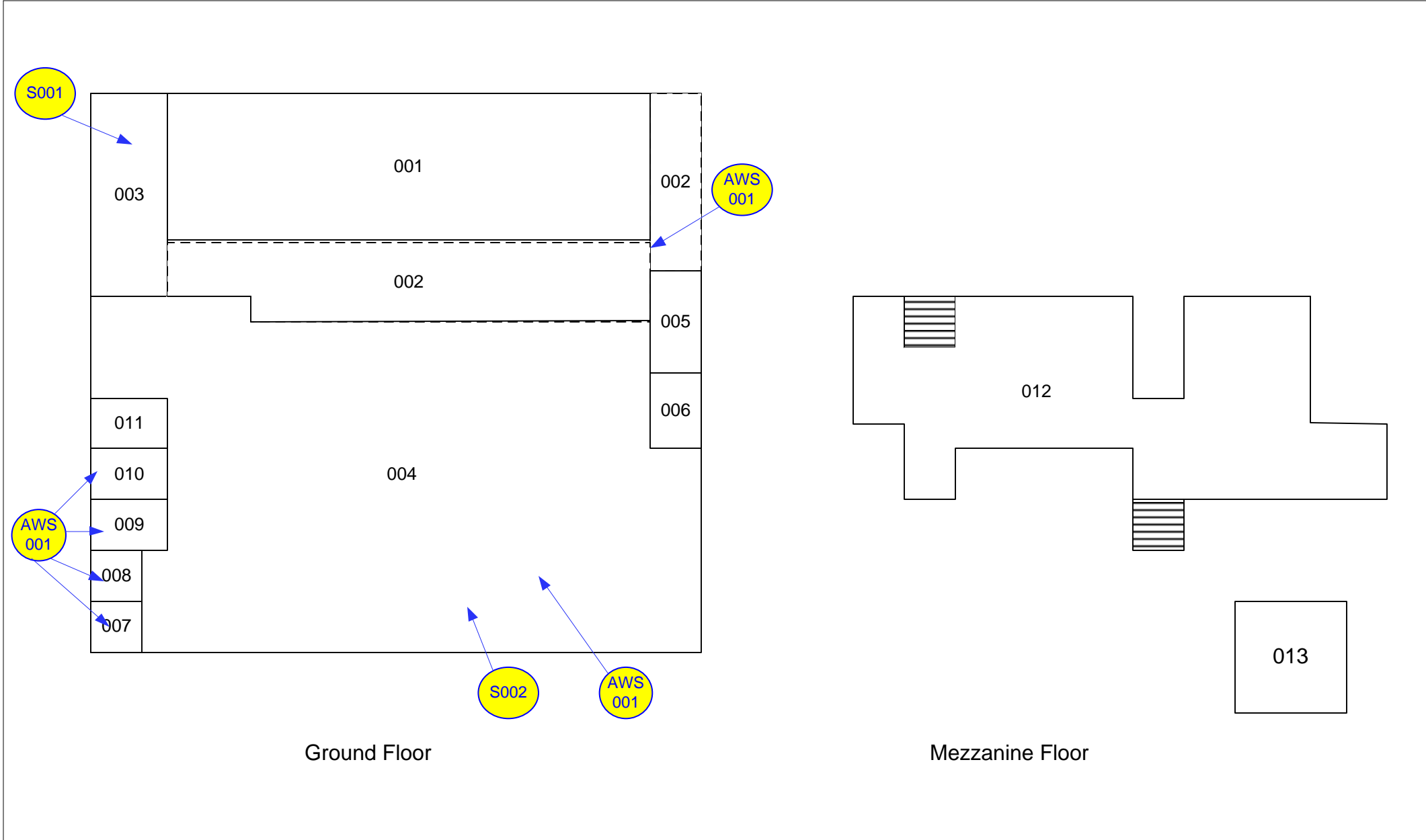
## **DRAWINGS**

Client	Sainsburys Argos
Site Address	Argos (Leven) Unit 2, Riverside Retail Park, Riverside Road, Leven, Fife. KY8 4LT
Survey Reference	101641-ARGOS818
Date of Survey/Inspection	17/01/2019
Surveyors	K Walker

Key:

- Sample Point 
- Sample Extent 
- Inaccessible Areas 
- Beyond Remit of Survey 

As With Sample = AWS  
Sample Presumed = P



Ground Floor

Mezzanine Floor



# **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.