



Armco
Asbestos Surveys

TECHNICAL REPORT

**Occupational Hygiene
Health & Safety**

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PROPERTY ADDRESS: M&S Store, Castle Quay Shopping Centre, Banbury, OX16 5UN



REPORT TYPE: Asbestos Refurbishment/Demolition Survey

REPORT NUMBER: B-17742

REPORT DATE: 09/09/2020

WORK CONDUCTED BY: Neil Hardy

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SECTION 1

INTRODUCTION

1.1 Executive Summary

No Access Areas

All areas were accessed.

The following Asbestos containing materials (ACM's) were found.

M&S Store, Castle Quays, Banbury					
Reference Number Sample Number	Location	Material Type Quantity	Asbestos Type	Priority Risk Score	Comments / Recommendations
366735 Presumed002	3rd Floor Lift Motor room R002 Fuse Boxes	Gaskets (rope/woven) 2No	Chrysotile	4	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366587 Strongly Presumed003	External R001 Soffit	Cement Product 20lin m	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366728 Presumed001	3rd Floor Lift Motor room R002 Lift Motor	Friction Material 4No	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366734 Strongly Presumed002	External R001 Soffit	Cement Product 20lin m	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366742 S013	1st Floor Main Store R024 Wall Cavity	Vinyl Products 12lin m	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366743 S014	1st Floor Main Store R024 Wall Cavity	Bituminous Product 12lin m	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366744 S015	1st Floor Main Store R024 Floor	Bituminous Product 250m ²	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.

366751 As Sample S016	1st Floor Changing Rooms R025 Floor	Bituminous Product 10m ²	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366764 As Sample S016	1st Floor Changing Rooms R026 Floor	Bituminous Product 5m ²	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366765 S016	1st Floor Main Store R024 Floor	Bituminous Product 250m ²	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366766 S018	1st Floor Cupboard R027 Floor	Vinyl Products 1m ²	Chrysotile	3	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366586 Presumed003	2nd Floor Plant Room R005 Pipes	Gaskets (compressed) ENKNo	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366729 Strongly Presumed001	External R001 Roof	Bituminous Product 2No	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366736 S003	External R001 Motor	Gaskets (compressed) 2No	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366895 As Sample S014	1st Floor Store R036 Floor	Bituminous Product 80m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366896 As Sample S014	1st Floor Store R037 Floor	Bituminous Product 80m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366897 As Sample S014	1st Floor Cafe R038 Floor	Bituminous Product 150m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366898 As Sample S014	1st Floor Kitchen R039 Floor	Bituminous Product 25m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.

366906 As Sample S014	1st Floor Toilet R040 Floor	Bituminous Product 35m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366907 As Sample S014	1st Floor Toilet R041 Floor	Bituminous Product 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366908 As Sample S014	1st Floor Toilet R042 Floor	Bituminous Product 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366909 As Sample S014	1st Floor Toilet R043 Floor	Bituminous Product 35m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366910 As Sample S014	1st Floor Toilet R044 Floor	Bituminous Product 6m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366918 S019	1st Floor Store R045 Floor	Vinyl Products 350m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366931 As Sample S023	1st Floor Plant Room R047 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366932 As Sample S022	1st Floor Plant Room R047 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366933 S020	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366934 S021	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366935 S023	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.

366955 As Sample S021	1st Floor Corridor R050 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366956 As Sample S020	1st Floor Corridor R050 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366957 As Sample S022	1st Floor Corridor R050 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366958 S022	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366973 As Sample S021	1st Floor Store R052 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366974 As Sample S020	1st Floor Store R052 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366976 As Sample S021	1st Floor Plant Room R047 Floor	Vinyl Products 4m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366977 As Sample S020	1st Floor Store R052 Floor	Vinyl Products 1m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
366989 As Sample S019	1st Floor Cleaners Cupboard R053 Floor	Vinyl Products 2m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
367048 As Sample S019	1st Floor Store R060 Floor	Vinyl Products 25m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
367054 S031	Ground Floor Main Store R061 Floor	Bituminous Product 500m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.

367128 As Sample S031	Ground Floor Lift Lobby R071 Floor	Bituminous Product 10m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
367201 S038	Ground Floor Store R079 Floor	Vinyl Products 3m ²	Chrysotile	2	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.

1.2 Report Format

We were asked by NCS UK to carry out a Refurbishment/Demolition (HSG264) Asbestos Survey of M&S Store, Castle Quay Shopping Centre, Banbury, OX16 5UN.

The survey was carried out on 03/09/2020 to 04/09/2020.

All individually referenced samples were analysed by a UKAS Accredited laboratory where they are cross-referenced with survey details and catalogued for storage. Analysis is carried out by qualified analysts in accordance with **ISO17025** [*Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM)*; (June 1994)]. Product 'make-up' is reported in both asbestos free and asbestos containing products. For asbestos containing products the estimated percentage of asbestos, type (amosite, chrysotile, crocidolite) and binder is reported. The results are reported in the form of certificates of analysis held in **Section 5** of this report. Non-asbestos materials are reported based on visual assessment if analysis results in no asbestos detected (NAD).

Photography has been carried out to assist in the location of sample sites. Only those samples identified, strongly presumed or presumed as containing asbestos are documented photographically in **Section 3** of this report. It should be noted that photographs do not always show sample point. **Section 3** also serves as a recording system for the risk assessment.

1.3 Asbestos Materials in Buildings

- 1.3.1 Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork.

It is a friable material and is likely to release fibers, especially *if* disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibers.

- 1.3.2 Thermal insulation to boilers, vessels, pipe-work, Valves, pumps etc. also known as lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 to 100% asbestos. The likelihood of fiber release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

- 1.3.3 Asbestos insulating boards usually contain between 15 to 40% Amosite (brown) asbestos, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibers as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fiber.

- 1.3.4 Asbestos cement products generally contain 10 to 15% of asbestos fiber bound in a matrix of Portland cement or autoclaved calcium silicate. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibers in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

- 1.3.5 Ropes, yarns and cloths are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as packing, caulking or gasket materials where thermal or fire protection was required. The risk of fiber release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may release fibers when in use especially if damaged or frayed.

- 1.3.6 Millboard, paper and paper products are usually high in asbestos content, approaching 100%, and all three types of asbestos have been used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation, asbestos paper has been used as fire proofing to wood fiber panels. These materials are not well bonded and will release asbestos fibers if subject to abrasion and wear.
- 1.3.7 Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.
- 1.3.8 Reinforced plastics and floor tiles may contain asbestos either bound in the matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.
- 1.3.9 Textured coatings and paints may contain small amounts of asbestos i.e. Aertex. Non-wet table materials containing asbestos should not be removed without taking special precautions. Mastics, sealants, putties and adhesives may contain small amounts of asbestos. The only possible risk is from sanding of the hardened material, when appropriate precautions should be taken (full condition removal).

1.4 Legislation & Codes of Practice

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012). The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise worker's exposure to asbestos fibre within the work place.

This is further addressed under the Management of Health & Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his/her workforce.

Approved Codes of Practices' and a number of guidance notes have been produced by the Health and Safety Executive so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

The substantial majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards, require the contractor or persons carrying out the works to be licensed under The Control of Asbestos Regulations 2012, now covered in the Approved Code of Practice and Guidance L143 (Work with materials containing asbestos: Control of Asbestos Regulations 2012).

There is no legal requirement to remove any asbestos material, which continues to perform the function for which it is installed. However, it is recommended that any material in poor condition should be removed or sealed appropriately.

The principal statutory and regulatory requirements are:-

Asbestos Specific Legislation

- a) The Control of Asbestos Regulations (2012)

Approved Codes of Practice and Guidance Documents

- a) The Control of Asbestos Regulations 2012. Approved Code of Practice 'Work with Containing asbestos' L143.
- b) The Management of asbestos in non-domestic premises Approved Code of Practice L127
- c) HSG 227 A comprehensive guide to managing asbestos in premises
- d) Department of Environment Waste Management Paper No. 18 'Asbestos Waste. Memorandum on arising and disposal, including a Code of Practice'
- e) HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance testing Appendix 1 WHO counting method 1997)
- f) HSG 247 'The licensed contractors Guide'
- g) EH57 'The problems of asbestos removal at high temperatures' (1992)
- h) HS (G) 53 'Respiratory protective equipment: a practical guide for users'
- i) Monograph - 'Respiratory Protective Equipment: Legislative requirements and lists of HSE Standards and type approved equipment'
- j) HSG 189/2 'Working with asbestos cement' (1999)
- k) HSG264 Asbestos 'The Survey Guide'

General Statutory Requirements

- a) The Health and Safety at Work etc. Act (1974)
- b) The Management of Health and Safety at Work (1999)
- c) The Hazardous Waste Regulations (England & Wales 2005)
- d) The Special Waste Amendment (Scotland) Regulations 2004
- e) The Carriage of Dangerous Goods (classification, packaging and labelling) and use of Transportable Pressure Receptacles Regulations (1996)
- f) The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations (2004)
- g) The Personal Protective Equipment at Work Regulations (1992) as amended
- h) The Workplace (Health, Safety and Welfare) Regulations (1992)
- i) Construction (Design and Management) Regulations (2007)
- j) Environmental Protection Act Part 1 (1990), (Duty of Care)
- k) Control of Substances Hazardous to Health (COSHH) 2004

1.5 Methods of Bulk Sample Analysis

All samples will be analysed by UKAS Accredited laboratory.

Analysis of the samples will be carried out using methods as described in the Testing Laboratory Document. All techniques used will be in strict accordance with ISO 17025, titled "Asbestos in Bulk Materials". A polarized light microscope (PLM) will be used for sample identification.

Identification of asbestos fibre will be based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any). Where possible, a representative sub-sample treatment may be taken at this stage. Sample treatment is undertaken (if required) to release or isolate fibres. A detailed and thorough search under the microscope is made to classify the fibre types present.

Representative fibres are mounted in appropriate RI liquids on microscope slides;

The different fibrous components are identified using PLM.

1.6 Health & Safety Statement

All sampling will be undertaken with care to ensure that possible nuisance and potential risk to health of site visitors are reduced to minimum levels. The surveyor has five years site surveying experience

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low a level as is reasonably practicable, an assessment in respect of likely dust release will dictate the need for precautionary measures. These may include:

- ▢ Use of personal protective equipment.
- ▢ Isolation of the sampling area.
- ▢ Wetting of material to suppress dust release.
- ▢ Appropriate cleaning process.

After sampling any broken material with potential to cause, airborne dust will be sealed, and any remaining dust or debris will be removed by wet wiping or by using an approved 'Type H' vacuum cleaner.

Immediately after collection, samples will be double sealed in suitable containers, which will not release dust when subsequently handled.

Any disposable material used in sampling, or dust created while sampling, will be treated as contaminated by asbestos.

Sampling will not impair the structural integrity of the building or plant.

Air monitoring may be appropriate in certain sampling situations for reassurance purposes.

All high-level location sampling that requires the use of an extension ladder will only be undertaken when the ladder base has been securely fixed either by ties or by additional staff.

1.7 Types of Survey Method

Refurbishment and Development:

Full Access Sampling and Identification Survey

This type of survey will be conducted prior to any major refurbishment or Demolition works and will continue from type two. This will require full access to all areas, fixtures and fittings could be damaged and it is best taken out when the premises are unoccupied. Again, the survey will be conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Where the surveyor suspects a material to contain asbestos, a sample will be taken for analysis. The samples taken will be chosen as being representative of the material under investigation. Therefore, visually similar areas should be regarded as being of uniform composition.

Samples will be taken using a sharp knife, a cork borer or hand drill and will be collected in self-seal plastic bags. The sample reference number will be recorded on the sample bag. Where appropriate, a label will be left on the site adjacent to the sample location. This label indicates the sample number for cross-reference with the report.

Photographs will be taken at every sampling location to confirm site details.

The object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material and where necessary air testing may be carried out to determine airborne repairable fibre levels.

If an area cannot be accessed, then it is presumed to contain asbestos.

SECTION 2

SURVEY

2.1 Survey Remit

To conduct a standard sampling, identification, and assessment survey of the property in order to ascertain the presence of any unknown ACMs. Sampling of suspected ACMs was to be undertaken simultaneously with the survey. If a material is sampled and found to contain asbestos (or previous available analysis) assumptions may be made as to the asbestos content of similar homogenous materials. The survey was to be as intrusive as possible without causing harm or damage to the decoration and demeanour of the property.

2.2 Survey Objective

- ▢ to carry out a survey to ascertain the presence of asbestos based materials
- ▢ to provide a basis for an asbestos register/ management system for M&S Store, Castle Quay Shopping Centre, Banbury, OX16 5UN.
- ▢ to highlight areas of concern and specifically those requiring urgent attention
- ▢ to include a risk assessment for each individual sample or inspection item
- ▢ to remove random sections of existing insulation for examination throughout the survey
- ▢ The survey will, as far as practicable, locate and record any presumed or known ACMs in the building - the location, extent, product type, asbestos type, accessibility, condition and surface treatment were recorded at survey and that information is contained in this report.

2.3 Limitations

We have made every effort to locate all known and suspected ACMs, however, we cannot guarantee that all ACMs have been located. The fabric of the building may well conceal the location of some ACMs. Some ACMs may well be discovered during maintenance, refurbishment work or demolition. Asbestos residue to pipework or plant insulated with non-asbestos products remains a possibility.

It should be noted that all fire doors, shutters and electrical switch boxes within the building might contain asbestos materials. Similarly, any old electrical installations or appliances will probably contain asbestos textiles as flash guards and insulation.

2.4 Description of Site

Three storey retail unit.

2.5 Background Information

This is a Refurbishment/Demolition Survey (HSG264).

This report will provide Craig Baldwin with the basis *to comply* with all current and impending legislation concerning asbestos containing materials.

A Refurbishment/Demolition (HSG264) Asbestos Survey was carried out under limited occupation conditions

2.6 Access

All areas were accessed.

2.7 Findings – Asbestos

M&S Store, Castle Quays, Banbury								
Reference Number Sample Number	Location	Material Type & Quantity	Asbestos Type	Extent of Damage / Deterioration	Surface Treatment	Accessibility	Material Risk Score	Priority Risk Score
366586 Presumed003	2nd Floor Plant Room R005 Pipes	Gaskets (compressed) ENKNo	Chrysotile	0	0	0	2	2
366587 Strongly Presumed003	External R001 Soffit	Cement Product 20lin m	Chrysotile	0	1	0	3	3
366728 Presumed001	3rd Floor Lift Motor room R002 Lift Motor	Friction Material 4No	Chrysotile	0	1	0	3	3
366729 Strongly Presumed001	External R001 Roof	Bituminous Product 2No	Chrysotile	0	0	0	2	2
366734 Strongly Presumed002	External R001 Soffit	Cement Product 20lin m	Chrysotile	0	1	0	3	3
366735 Presumed002	3rd Floor Lift Motor room R002 Fuse Boxes	Gaskets (rope/woven) 2No	Chrysotile	0	1	0	4	4
366736 S003	External R001 Motor	Gaskets (compressed) 2No	Chrysotile	0	0	0	2	2
366742 S013	1st Floor Main Store R024 Wall Cavity	Vinyl Products 12lin m	Chrysotile	1	0	0	3	3
366743 S014	1st Floor Main Store R024 Wall Cavity	Bituminous Product 12lin m	Chrysotile	1	0	0	3	3
366744 S015	1st Floor Main Store R024 Floor	Bituminous Product 250m ²	Chrysotile	1	0	0	3	3
366751 As Sample S016	1st Floor Changing Rooms R025 Floor	Bituminous Product 10m ²	Chrysotile	1	0	0	3	3
366764 As Sample S016	1st Floor Changing Rooms R026 Floor	Bituminous Product 5m ²	Chrysotile	1	0	0	3	3

Material Scores above 10 have high potential to release fibres

2.7 Findings – Asbestos

366765 S016	1st Floor Main Store R024 Floor	Bituminous Product 250m ²	Chrysotile	1	0	0	3	3
366766 S018	1st Floor Cupboard R027 Floor	Vinyl Products 1m ²	Chrysotile	1	0	0	3	3
366895 As Sample S014	1st Floor Store R036 Floor	Bituminous Product 80m ²	Chrysotile	0	0	0	2	2
366896 As Sample S014	1st Floor Store R037 Floor	Bituminous Product 80m ²	Chrysotile	0	0	0	2	2
366897 As Sample S014	1st Floor Cafe R038 Floor	Bituminous Product 150m ²	Chrysotile	0	0	0	2	2
366898 As Sample S014	1st Floor Kitchen R039 Floor	Bituminous Product 25m ²	Chrysotile	0	0	0	2	2
366906 As Sample S014	1st Floor Toilet R040 Floor	Bituminous Product 35m ²	Chrysotile	0	0	0	2	2
366907 As Sample S014	1st Floor Toilet R041 Floor	Bituminous Product 4m ²	Chrysotile	0	0	0	2	2
366908 As Sample S014	1st Floor Toilet R042 Floor	Bituminous Product 4m ²	Chrysotile	0	0	0	2	2
366909 As Sample S014	1st Floor Toilet R043 Floor	Bituminous Product 35m ²	Chrysotile	0	0	0	2	2
366910 As Sample S014	1st Floor Toilet R044 Floor	Bituminous Product 6m ²	Chrysotile	0	0	0	2	2
366918 S019	1st Floor Store R045 Floor	Vinyl Products 350m ²	Chrysotile	0	0	0	2	2
366931 As Sample S023	1st Floor Plant Room R047 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366932 As Sample S022	1st Floor Plant Room R047 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2

Material Scores above 10 have high potential to release fibres

2.7 Findings – Asbestos

366933 S020	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	0	0	0	2	2
366934 S021	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	0	0	0	2	2
366935 S023	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	0	0	0	2	2
366955 As Sample S021	1st Floor Corridor R050 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366956 As Sample S020	1st Floor Corridor R050 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366957 As Sample S022	1st Floor Corridor R050 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366958 S022	1st Floor Plant Room R046 Floor	Vinyl Products 4m ²	Chrysotile	0	0	0	2	2
366973 As Sample S021	1st Floor Store R052 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366974 As Sample S020	1st Floor Store R052 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366976 As Sample S021	1st Floor Plant Room R047 Floor	Vinyl Products 4m ²	Chrysotile	0	0	0	2	2
366977 As Sample S020	1st Floor Store R052 Floor	Vinyl Products 1m ²	Chrysotile	0	0	0	2	2
366989 As Sample S019	1st Floor Cleaners Cupboard R053 Floor	Vinyl Products 2m ²	Chrysotile	0	0	0	2	2
367048 As Sample S019	1st Floor Store R060 Floor	Vinyl Products 25m ²	Chrysotile	0	0	0	2	2
367054 S031	Ground Floor Main Store R061 Floor	Bituminous Product 500m ²	Chrysotile	0	0	0	2	2






Material Scores above 10 have high potential to release fibres

2.7 Findings – Asbestos

367128 As Sample S031	Ground Floor Lift Lobby R071 Floor	Bituminous Product 10m ²	Chrysotile	0	0	0	2	2
367201 S038	Ground Floor Store R079 Floor	Vinyl Products 3m ²	Chrysotile	0	0	0	2	2



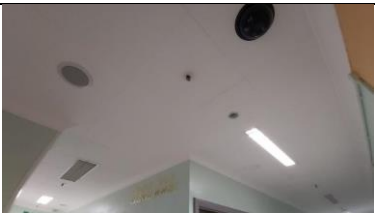



Material Scores above 10 have high potential to release fibres

2.8 Findings – Non Asbestos

M&S Store, Castle Quays, Banbury				
Floor Level	Room Number	Location	Item / Materials	Photo
External	R001	External - Roof	Roof / Bituminous Product (S001 - No Asbestos Detected)	
External	R001	External - Roof	Roof / Bituminous Product (S002 - No Asbestos Detected)	
3rd Floor	R002	Lift Motor room	Electrics : Plastered brick / block / concrete Plant & Machinery : No Suspect Material Roof: Concrete Walls: Brick	
2nd Floor	R003	Lift Shaft	Door: Metal Electrics : No Suspect Material Roof: Concrete Walls: Brick	
2nd Floor	R004	Store	Door: Timber Electrics : No Suspect Material Floor: Concrete Roof: Concrete Walls: Brick	






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2.8 Findings – Non Asbestos

2nd Floor	R005	Plant Room	Door: Timber Electrics : No Suspect Material Floor: Concrete Roof: Concrete Walls: Brick	
2nd Floor	R006	Corridor	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R006	Corridor - Ceiling	Ceiling / Insulating Board (S004 - No Asbestos Detected)	
2nd Floor	R007	Office	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R007	Office - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R008	Office - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	



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2.8 Findings – Non Asbestos

2nd Floor	R008	Office	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R009	Office	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R009	Office - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R010	Canteen	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R010	Canteen - Ceiling	Ceiling / Insulating Board (S005 - No Asbestos Detected)	



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2.8 Findings – Non Asbestos

2nd Floor	R011	Canteen - Ceiling	Ceiling / Insulating Board (S006 - No Asbestos Detected)	
2nd Floor	R011	Canteen - Ceiling	Ceiling / Insulating Board (S007 - No Asbestos Detected)	
2nd Floor	R011	Kitchen	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R012	Office	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Carpeted / carpet tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R012	Office - Ceiling	Ceiling / Insulating Board (As Sample S005 - No Asbestos Detected)	
2nd Floor	R012	Office - Floor	Floor / Bituminous Product (S008 - No Asbestos Detected)	




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2.8 Findings – Non Asbestos

2nd Floor	R013	Toilet	Ceiling: Plaster Board Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Carpeted / carpet tiled Walls: Plaster Board	
2nd Floor	R014	Corridor - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R014	Corridor	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R015	Staff Room	Ceiling Void: No Suspect Material Doors: Timber Radiator : Metal Walls: Plaster Board	
2nd Floor	R015	Staff Room - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	

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2.8 Findings – Non Asbestos

2nd Floor	R016	Toilet	Ceiling: Plaster Board Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Carpeted / carpet tiled Walls: Plaster Board	
2nd Floor	R016	Toilet - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R017	Cleaners Cupboard	Ceiling: Plaster Board Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Vinyl Wall Tiles : No Suspect Material Walls: Plaster Board	
2nd Floor	R017	Cleaners Cupboard - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R018	Office - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	

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2.8 Findings – Non Asbestos

2nd Floor	R018	Office	Ceiling: Plaster Board Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Vinyl Wall Tiles : No Suspect Material Walls: Plaster Board	
2nd Floor	R019	Corridor	Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Walls: Plaster Board Windows: Metal	
2nd Floor	R019	Corridor - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R020	Toilet - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R020	Toilet	Ceiling: Plaster Board Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Carpeted / carpet tiled Walls: Plaster Board	

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2.8 Findings – Non Asbestos

2nd Floor	R021	Staff Room - Ceiling	Ceiling / Insulating Board (As Sample S004 - No Asbestos Detected)	
2nd Floor	R021	Staff Room	Ceiling Void: No Suspect Material Doors: Timber Radiator : Metal Walls: Plaster Board	
1st Floor	R022	Stairwell - Ceiling	Ceiling / Insulating Board (S009 - No Asbestos Detected)	
1st Floor	R022	Stairwell	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering: Vinyl tiled Wall Cavity : No Suspect Material Walls: Brick	
1st Floor	R023	Lobby	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering: Vinyl tiled Wall Cavity : No Suspect Material Walls: Plaster Board	

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2.8 Findings – Non Asbestos

1st Floor	R024	Main Store	Ceiling : Concrete Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Rainwater Goods: Metal Walls: Brick Walls: Plaster Board	
1st Floor	R024	Main Store - Floor	Floor / Insulating Board (S010 - No Asbestos Detected)	
1st Floor	R024	Main Store - Floor	Floor / Insulating Board (S011 - No Asbestos Detected)	
1st Floor	R024	Main Store - Floor	Floor / Insulating Board (S012 - No Asbestos Detected)	
1st Floor	R025	Changing Rooms	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor: Vinyl tiled Walls: Plaster Board	
1st Floor	R026	Changing Rooms	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor: Vinyl tiled Walls: Plaster Board	

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2.8 Findings – Non Asbestos

1st Floor	R027	Cupboard	Ceiling: Concrete Floor: Concrete Rainwater Goods: Metal Walls: Brick	
1st Floor	R027	Cupboard - Internal Pipe	Internal Pipe / Gaskets (compressed) (S017 - No Asbestos Detected)	
1st Floor	R028	Store	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Carpeted / carpet tiled Floor Covering : Vinyl tiled Stair Nosing : No Suspect Material Wall Cladding : Timber Wall Void: No Suspect Material Walls: Brick	
1st Floor	R029	Void	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Carpeted / carpet tiled Floor Covering : Vinyl tiled Stair Nosing : No Suspect Material Wall Cladding : Ceramic tiled brick / block / concrete Wall Void: No Suspect Material Walls: Brick	


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2.8 Findings – Non Asbestos

1st Floor	R030	Corridor	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Carpeted / carpet tiled Floor Covering : Vinyl tiled Stair Nosing : No Suspect Material Wall Cladding : Timber Wall Void: No Suspect Material Walls: Brick	
1st Floor	R031	Changing Rooms	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Carpeted / carpet tiled Wall Cladding : Timber Wall Void: No Suspect Material Walls: Brick	
1st Floor	R032	Changing Rooms	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Carpeted / carpet tiled Wall Cladding : Timber Wall Void: No Suspect Material Walls: Brick	





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2.8 Findings – Non Asbestos

1st Floor	R033	Plant Rooms	Ceiling : Concrete Electrics : No Suspect Material Floor: Concrete Wall Cladding : Plaster Board Wall Void: No Suspect Material Walls: Brick	
1st Floor	R034	Stairwell	Ceiling : Concrete Floor: Concrete Floor Covering : Vinyl tiled Rainwater Goods: Metal Walls: Brick Walls: Plaster Board	
1st Floor	R034	Stairwell - Ceiling	Ceiling / Insulating Board (As Sample S012 - No Asbestos Detected)	
1st Floor	R035	Store	Ceiling: Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Rainwater Goods: Metal Walls: Brick Walls: Brick / Block Walls: Plaster Board	

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 Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

1st Floor	R035	Lift Motor Room	<p>Ceiling: Plaster Board</p> <p>Ceiling Void: No Suspect Material</p> <p>Floor: Concrete</p> <p>Floor Covering : Vinyl tiled</p> <p>Rainwater Goods: Metal</p> <p>Walls: Brick</p> <p>Walls: Brick / Block</p> <p>Walls: Plaster Board</p>	
1st Floor	R036	Store	<p>Ceiling : Plaster Board</p> <p>Ceiling Void: No Suspect Material</p> <p>Floor: Concrete</p> <p>Floor Covering : Vinyl tiled</p> <p>Wall Void: No Suspect Material</p> <p>Walls: Brick / Block</p>	
1st Floor	R037	Store	<p>Ceiling : Plaster Board</p> <p>Ceiling Void: No Suspect Material</p> <p>Floor: Concrete</p> <p>Floor Covering : Vinyl tiled</p> <p>Wall Void: No Suspect Material</p> <p>Walls: Brick / Block</p>	
1st Floor	R038	Cafe	<p>Ceiling : Plaster Board</p> <p>Ceiling Void: No Suspect Material</p> <p>Floor: Concrete</p> <p>Floor Covering : Vinyl tiled</p> <p>Wall Void: No Suspect Material</p> <p>Walls: Brick / Block</p>	

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Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

1st Floor	R039	Kitchen	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Wall Void: No Suspect Material Walls: Brick / Block	
1st Floor	R040	Toilet	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Wall Void: No Suspect Material Walls: Brick / Block	
1st Floor	R041	Toilet	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Wall Void: No Suspect Material Walls: Brick / Block	
1st Floor	R042	Toilet	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Wall Void: No Suspect Material Walls: Brick / Block	

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 Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

1st Floor	R043	Toilet	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Wall Void: No Suspect Material Walls: Brick / Block	
1st Floor	R044	Toilet	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : Vinyl tiled Wall Void: No Suspect Material Walls: Brick / Block	
1st Floor	R045	Store	Ceiling : Concrete Floor: Concrete Floor Covering : Vinyl tiled Pipe Insulation : No Suspect Material Wall Void: No Suspect Material Walls: Plaster Board	
1st Floor	R046	Plant Room	Ceiling : Concrete Doors: Timber Electrics : No Suspect Material Floor: Concrete Walls: Brick	

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2.8 Findings – Non Asbestos

1st Floor	R047	Plant Room	Ceiling : Concrete Doors: Timber Electrics : No Suspect Material Floor: Concrete Walls: Brick	
1st Floor	R048	Fridge	Ceiling : No Suspect Material Door: No Suspect Material Electrics : No Suspect Material Floor: No Suspect Material Walls: No Suspect Material	
1st Floor	R049	Fridge	Ceiling : No Suspect Material Door: No Suspect Material Electrics : No Suspect Material Floor: No Suspect Material Walls: No Suspect Material	
1st Floor	R050	Corridor	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R050	Corridor - Ceiling	Ceiling / Insulating Board (S024 - No Asbestos Detected)	




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2.8 Findings – Non Asbestos

1st Floor	R051	Office	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor Covering : Carpeted / carpet tiled Safe: No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R051	Office - Ceiling	Ceiling / Insulating Board (As Sample S024 - No Asbestos Detected)	
1st Floor	R052	Store	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R052	Store - Ceiling	Ceiling / Insulating Board (As Sample S024 - No Asbestos Detected)	

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2.8 Findings – Non Asbestos

1st Floor	R053	Cleaners Cupboard	Ceiling: Plaster Board Ceiling Void: No Suspect Material Doors: Timber Floor: Concrete Floor Covering : Vinyl tiled Vinyl Wall Tiles : No Suspect Material Walls: Plaster Board	
1st Floor	R053	Cleaners Cupboard - Ceiling	Ceiling / Insulating Board (As Sample S024 - No Asbestos Detected)	
1st Floor	R054	Corridor	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor Covering : No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R054	Corridor - Ceiling	Ceiling / Insulating Board (S025 - No Asbestos Detected)	

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Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

1st Floor	R055	Stairwell	Ceiling Void: No Suspect Material Floor: Concrete Stair Nosing : No Suspect Material Wall Void: No Suspect Material Walls: Brick Walls: Plaster Board	
1st Floor	R055	Stairwell - Ceiling	Ceiling / Insulating Board (As Sample S025 - No Asbestos Detected)	
1st Floor	R055	Stairwell - Floor	Floor / Vinyl Products (S027 - No Asbestos Detected)	
1st Floor	R055	Stairwell - Walls	Walls / Textured Coating (S026 - No Asbestos Detected)	
1st Floor	R056	Office - Ceiling	Ceiling / Insulating Board (As Sample S025 - No Asbestos Detected)	





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2.8 Findings – Non Asbestos

1st Floor	R056	Office	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor Covering : No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R057	Office	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor Covering : No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R057	Office - Ceiling	Ceiling / Insulating Board (As Sample S025 - No Asbestos Detected)	
1st Floor	R058	Office - Ceiling	Ceiling / Insulating Board (As Sample S025 - No Asbestos Detected)	







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2.8 Findings – Non Asbestos

1st Floor	R058	Office	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor Covering : No Suspect Material Safe: No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R059	Office - Ceiling	Ceiling / Insulating Board (As Sample S025 - No Asbestos Detected)	
1st Floor	R059	Office	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor Covering : No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	
1st Floor	R060	Office	Ceiling Void: No Suspect Material Door: Timber Floor: Concrete Floor: No Suspect Material Floor Covering : No Suspect Material Wall Cavity : No Suspect Material Walls: Plaster Board	


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2.8 Findings – Non Asbestos

1st Floor	R060	Office - Ceiling	Ceiling / Insulating Board (As Sample S025 - No Asbestos Detected)	
Ground Floor	R061	Main Store	Ceiling : Concrete Floor: Concrete Floor Covering : No Suspect Material Rainwater Goods: Metal Walls: Brick Walls: Plaster Board	
Ground Floor	R061	Main Store - Ceiling	Ceiling / Insulating Board (S028 - No Asbestos Detected)	
Ground Floor	R061	Main Store - Ceiling	Ceiling / Insulating Board (S029 - No Asbestos Detected)	
Ground Floor	R061	Main Store - Ceiling	Ceiling / Insulating Board (S030 - No Asbestos Detected)	
Ground Floor	R061	Main Store - Wall Cavity	Wall Cavity / Insulating Board (S032 - No Asbestos Detected)	

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2.8 Findings – Non Asbestos

Ground Floor	R062	Store	Ceiling : Plaster Board Electrics : No Suspect Material Floor: Timber Floor Covering : No Suspect Material Walls: Glass Walls: Plaster Board	
Ground Floor	R063	Stairwell	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering: Vinyl tiled Wall Cavity : No Suspect Material Walls: Brick	
1st Floor	R063	Stairwell - Ceiling	Ceiling / Insulating Board (As Sample S009 - No Asbestos Detected)	
Ground Floor	R064	Corridor	Ceiling Void: No Suspect Material Floor: Concrete Floor Covering: Vinyl tiled Wall Cavity : No Suspect Material Walls: Brick	
Ground Floor	R065	Electric Cupboard	Ceiling Void: No Suspect Material Electrics : No Suspect Material Floor: Concrete Walls: No Suspect Material	

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 Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

Ground Floor	R066	Cupboard	Ceiling Void: No Suspect Material Floor: Concrete Gaskests: No Suspect Material Walls: No Suspect Material	
Ground Floor	R067	Store	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : No Suspect Material Walls: Brick Walls: Plaster Board	
Ground Floor	R068	Store	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : No Suspect Material Walls: Brick Walls: Plaster Board	
Ground Floor	R069	Store	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : No Suspect Material Walls: Brick Walls: Plaster Board	




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 Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

Ground Floor	R070	Changing Rooms	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : No Suspect Material Walls: Brick Walls: Plaster Board	
Ground Floor	R071	Lift Lobby	Ceiling : Plaster Board Ceiling Void: No Suspect Material Floor: Concrete Floor Covering : No Suspect Material Walls: Brick Walls: Plaster Board	
Ground Floor	R071	Lift Lobby - Ceiling	Ceiling / Insulating Board (As Sample S030 - No Asbestos Detected)	
Ground Floor	R071	Lift Lobby - Floor	Floor / Vinyl Products (S033 - No Asbestos Detected)	
Ground Floor	R072	Stairwell	Ceiling Void: No Suspect Material Floor: Concrete Stair Nosing : No Suspect Material Wall Void: No Suspect Material Walls: Brick Walls: Plaster Board	





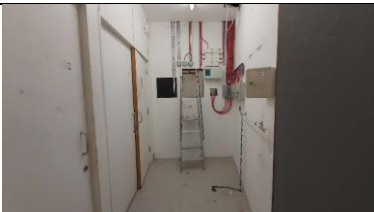
***If in doubt as to the presence of asbestos in materials not covered in this report.
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2.8 Findings – Non Asbestos

Ground Floor	R072	Stairwell - Ceiling	Ceiling / Insulating Board (As Sample S030 - No Asbestos Detected)	
Ground Floor	R072	Stairwell - Floor	Floor / Vinyl Products (As Sample S027 - No Asbestos Detected)	
Ground Floor	R072	Stairwell - Walls	Walls / Textured Coating (As Sample S026 - No Asbestos Detected)	
Ground Floor	R073	Stairwell - Floor	Floor / Vinyl Products (As Sample S027 - No Asbestos Detected)	
Ground Floor	R073	Cupboard	Ceiling: No Suspect Material Floor: Concrete Walls: Brick	
Ground Floor	R074	Store	Ceiling Void: No Suspect Material Floor: Concrete Stair Nosing : No Suspect Material Wall Void: No Suspect Material Walls: Brick Walls: Plaster Board	

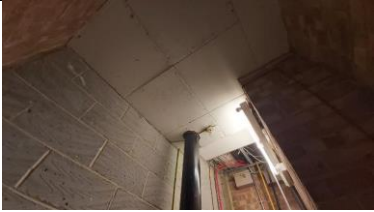
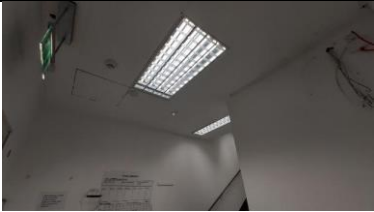
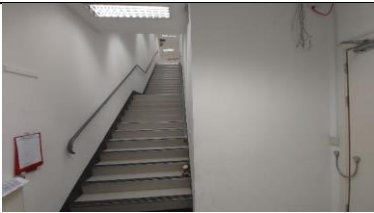

***If in doubt as to the presence of asbestos in materials not covered in this report.
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2.8 Findings – Non Asbestos

Ground Floor	R074	Store - Ceiling	Ceiling / Insulating Board (As Sample S030 - No Asbestos Detected)	
Ground Floor	R074	Store - Floor	Floor / Vinyl Products (As Sample S027 - No Asbestos Detected)	
Ground Floor	R075	Store - Floor	Floor / Vinyl Products (S034 - No Asbestos Detected)	
Ground Floor	R075	Store - Internal wall	Internal wall / Insulating Board (S035 - No Asbestos Detected)	
Ground Floor	R075	Store - Ceiling	Ceiling / Insulating Board (As Sample S030 - No Asbestos Detected)	
Ground Floor	R075	Store	Ceiling Void: No Suspect Material Floor: Concrete Stair Nosing : No Suspect Material Wall Void: No Suspect Material Walls: Brick Walls: Plaster Board	




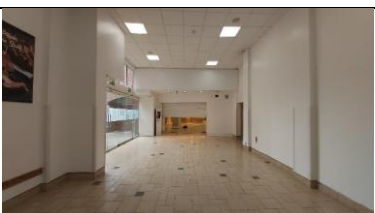
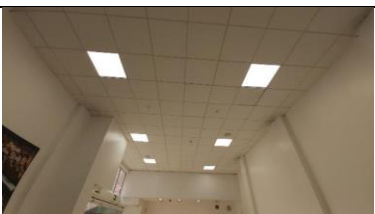
***If in doubt as to the presence of asbestos in materials not covered in this report.
Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

Ground Floor	R076	Cupboard - Ceiling	Ceiling / Insulating Board (As Sample S030 - No Asbestos Detected)	
Ground Floor	R076	Cupboard - Ceiling	Ceiling / Insulating Board (S036 - No Asbestos Detected)	
Ground Floor	R076	Cupboard	Ceiling Void: No Suspect Material Floor: Concrete Gaskests: No Suspect Material Walls: No Suspect Material	
Ground Floor	R077	Stairwell - Ceiling	Ceiling / Insulating Board (As Sample S012 - No Asbestos Detected)	
Ground Floor	R077	Stairwell	Ceiling : Concrete Floor: Concrete Floor Covering : Vinyl tiled Rainwater Goods: Metal Walls: Brick Walls: Plaster Board	
Ground Floor	R078	Store	Ceiling : Concrete Floor: No Suspect Material Floor Covering : Metal Floor Covering : Vinyl tiled Walls: Brick Walls: Plaster Board	

***If in doubt as to the presence of asbestos in materials not covered in this report.
Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non Asbestos

Ground Floor	R078	Store - Ceiling	Ceiling / Insulating Board (S037 - No Asbestos Detected)	
Ground Floor	R079	Store - Ceiling	Ceiling / Insulating Board (As Sample S037 - No Asbestos Detected)	
Ground Floor	R079	Store	Ceiling : Concrete Floor: Concrete Walls: Brick Walls: Plaster Board	
Ground Floor	R080	Entrance foyer	Ceiling : Concrete Floor: Concrete Floor Covering : Ceramic tiled brick / block / concrete Walls: Brick Walls: Plaster Board	
Ground Floor	R080	Entrance foyer - Ceiling	Ceiling / Insulating Board (S039 - No Asbestos Detected)	

***If in doubt as to the presence of asbestos in materials not covered in this report.
Such materials should be treated as asbestos until further investigation is carried out.***

2.9 Summary & Recommendations

It is important that ACM's are sealed, labelled and actively managed as a minimum as this is the thrust of the new regulations to be imposed (Control of Asbestos Regulations 2012).

If refurbishment is required, then great care must be taken when 'soft stripping' the area. A risk assessment should be drawn up which provides an adequate procedure of what to do in the event of locating unknown/suspicious materials.

If any further ACM's are discovered during refurbishment, removal and remedial works should be carried out by a licensed contractor under fully controlled conditions.

If any ACM's are to be left in the building a 'management system' should be developed that allows for the following;

- ▢ regular inspection of the materials – pre-planned and documented
- ▢ a site contact with responsibility for the system and named in the register
- ▢ staff or contractors must be aware of ACM's in their relevant work areas
- ▢ what to do in the event of locating damaged (or deteriorating) asbestos products
- ▢ a permit to work system

Areas of the building that were not accessed may contain other suspect materials. It is important that any major refurbishment, or any areas outlined for use that were previously unused, should proceed with caution. Hidden materials may still be present and any planning should account for this fact.

This survey is intended to form the basis for an asbestos register to be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with all current relevant legislation concerning asbestos.

For further information or explanation, please contact the office on 0161 763 3727.

Date: 09/09/2020








Neil Hardy
Managing Director

SECTION 3

RISK ASSESSMENT SHEETS & SAMPLE LOCATION PHOTOGRAPHS

3.1 Risk Assessment Format

Each ACM, identified, known (previous analysis) strongly presumed (similar identified ACM) or presumed (knowledge based or default) is recorded on the individual risk assessment sheet. The risk sheet comprises 5 parts;

- | | | |
|---|----------------------------|---|
|  | Photograph | secondary identifier to be used in conjunction with the area plan |
|  | ACM | information on asbestos type, content, quantity and location |
|  | Material Assessment | the algorithm determines the risk associated with the material i.e. the propensity of airborne fibre release for the specific fibre type |
|  | Priority Assessment | the priority assessment bar refines the risk data associated with the material. The algorithm takes into account various human factors i.e. is the ACM likely to be damaged or disturbed by human activity and is exposure likely |
|  | Action | details minimum control measures or actions |

3.2 Material Assessment

Presumed or strongly presumed ACMs will be scored as crocidolite unless analysis of similar samples from the same building show a different asbestos type or if there is a reasoned argument that another type of asbestos was almost always used. Non-asbestos materials are not scored.

The algorithm is based on four variables. Values are assigned for each of the four parameters giving a material risk score (MRS). The higher the risk score, the greater the propensity for fibre release. The MRS will be between 2 and 12:

High Risk Materials – MRS >9

- A. Medium Risk – MRS 7-9 Inc.
- B. Low Risk – MRS 5-6 Inc.
- C. Very Low Risk – <4

The following table details the scoring system used for the material assessment:

Sample Variable	Score	Basis of Risk Score
ACM Type or ACM Type Debris	1	Encapsulated materials: Asbestos reinforced composites (plastics & resins), bitumen, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, textured coatings
	1	Asbestos cement products (chrysotile only): profiled sheets, semi-compressed flat sheet, fully compressed flat sheet, pre-formed moulded and extruded products.
	2	Asbestos boards, papers and textiles: insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, cardboard and felt, asbestos cement products (crocidolite, amosite containing).
	3	Insulation & sprayed coating: pipe and plant lagging, pre-formed pipe and plant lagging, loose fill, acoustic, thermal, fire protection and anti-condensation sprayed coatings.
Damage & Deterioration - Condition	0	Good: No visible damage
	1	Minor damage: the item is generally in good condition although there may be scratched and impact marked surfaces, broken edges, damage around screws <i>etc.</i>
	2	Medium damage: significant breakage or the item has sustained damage to several areas revealing loose asbestos fibres.
	3	High damage: the item has sustained damage over many areas, visible asbestos debris, and falling debris. Visible asbestos debris, which may be as a result of previous work and unconnected with any current asbestos installation, is assigned 3 risk points.
Surface Treatment	0	Sealed: the ACM is well encapsulated by cloth/paint, paint, <i>etc.</i>
	1	Sealed/minor damage: the item is generally well sealed although some minor damage has caused a break in the seal. Asbestos cement products are assigned a score of 1.
	2	Poor seal: the item has sustained damage to the seal or is generally inadequately sealed. No part of the item is sealed or encapsulated; disrepair/other has rendered any seals ineffective.
	3	No seal: No part of the item is sealed or encapsulated; disrepair/other has rendered any seals ineffective.
Asbestos Type	1	Chrysotile only
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite, presumed or strongly presumed (with no evidence to the contrary)

3.3 Priority Assessment

The priority assessment algorithm incorporates the MRS and produces a more refined priority risk score (PRS) which takes into account various human factors such as occupancy, maintenance activity and the likelihood of damage or disturbance i.e. what is the likelihood of human exposure to airborne asbestos fibre. An ACM with a high MRS may, in some circumstances pose less of a risk than an ACM with low MRS

The algorithm is based on five variables. The MRS is carried over and values are assigned for four of the five parameters giving a total risk score. The higher the risk score, the greater the propensity for fibre release. The PRS will be between 2 and 24:

- A. material risk score, 2-12
- B. **Category A** - high risk of human exposure to airborne asbestos fibre –
PRS >17
- C. **Category B** - medium risk of human exposure to airborne asbestos fibre –
PRS 14-17 Inc.
- D. **Category C** - low risk of human exposure to airborne asbestos fibre –
PRS 9-13 Inc.
- E. **Category D** - very low risk of human exposure to airborne asbestos fibre – PRS <9

The following table details the scoring system used for the priority assessment:

Sample Variable	Score	Basis of Risk Score
Area Activity	0	Rare ACM disturbance or area activity: the ACM is located in an area of infrequent use (e.g. sub-floor void, roof space). Access for emergency work only.
	1	Low ACM disturbance or area activity: low usage of frequent access e.g. office type activity.
	2	Medium ACM disturbance or area activity: medium usage area of frequent access resulting in periodic disturbance e.g. busy offices, thoroughfares, storerooms, industrial or vehicular activity
	3	High ACM disturbance or area activity: area usage is extremely likely to cause ACM disturbance.
Accessibility	0	Inaccessible: usually inaccessible or unlikely to be disturbed e.g. roofing, pipe lagging in sub-floor void.
	1	Low accessibility: the likelihood of accidental disturbance is unlikely due to the ACM location e.g. high level pipework, ceiling tiles ('out of reach' items)
	2	Medium accessibility: likelihood of accidental disturbance during normal area activity e.g. wall panels, partitioning <i>etc.</i> in office
	3	High accessibility: the ACM is disturbed on a regular basis e.g. fire door, panelling to escalator, plant or machinery damage to panelling.
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Unlikely: maintenance activity is unlikely to disturb ACM
	1	Low: Low disturbance (e.g. changing light bulbs in AIB ceiling) activities, or maintenance <1 per year
	2	Medium: medium disturbance (e.g. lifting one or two AIB ceiling tiles), or maintenance >1 per year
	3	High: high or regular maintenance activities will result in disturbance, or maintenance >1 per month

3.4 Risk Categories

Each ACM will be awarded a risk category (A, B, C or D) based on the total risk score. This provides a priority rating. For example, a category a rated ACM is a high risk item and should be actioned prior to B, C, or D items. Similarly, an A rated ACM with a 24 PRS should be actioned before an A rated ACM with an 18 PRS.

3.4.1 Category A - PRS >17 – High Risk ACM, Immediate/Urgent Action

Category A invokes immediate action. This could be in the form of sealing or locking the area (followed by further actions) or emergency removal or encapsulation. The category an item is likely to cause, or is presently exposing persons to airborne asbestos fibre in the ACM location area, adjacent or connected areas or other areas within the building. In some cases it may be necessary to carry out air sampling in order to clarify the exposure level. If the area is sealed or locked, or a delay in action occurs, a management plan should be implemented and appropriate signage and warning labels should be posted.

3.4.2 Category B - PRS 14-17 Inc. – Medium Risk ACM, Planned Remedial Action

Category B items are potentially hazardous and generally warrant some form of planned remedial action. This could be in the form of a planned asbestos removal programme (in a specified timescale) after emergency encapsulation, environmental clean, repair or enclosure. A management plan should be implemented and appropriate signage and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis.

3.4.3 Category C - PRS 9-13 Inc. – Low Risk ACM, Inspection & Labelling

A Category C item does not pose an imminent risk and the likelihood of fibre release is low under the existing conditions. A management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis, generally a six monthly inspection cycle.

3.4.4 Category D - PRS <9 – Minor Risk ACM, Inspection & Labelling

Although the risk is minor with little likelihood of fibre release or exposure under the existing conditions, a management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on an annual basis.

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	Strongly Presumed 003
Sampled By	Neil Hardy

Room Number	R001
Ref Number	366587
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Strongly Presumed - Sampled on previous survey.
Material Type	Cement Product	
Quantity:	20lin m	
Room Number:	R001	
Room Description:	External	
Item:	Soffit	
Floor Level:	M&S Store, Castle Quays, Banbury, External	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	1	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	Strongly Presumed 001
Sampled By	Neil Hardy

Room Number	R001
Ref Number	366729
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Strongly Presumed - Mastic seal within plastic insert through concrete slab - Sampled on previous survey. All roofs have been checked and all plant & machinery has been checked.
Material Type	Bituminous Product	
Quantity:	2No	
Room Number:	R001	
Room Description:	External	
Item:	Roof	
Floor Level:	M&S Store, Castle Quays, Banbury, External	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	Strongly Presumed 002
Sampled By	Neil Hardy

Room Number	R001
Ref Number	366734
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Strongly Presumed - Sampled on previous survey.
Material Type	Cement Product	
Quantity:	20lin m	
Room Number:	R001	
Room Description:	External	
Item:	Soffit	
Floor Level:	M&S Store, Castle Quays, Banbury, External	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	1	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S003
Sampled By	Neil Hardy

Room Number	R001
Ref Number	366736
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Gaskets (compressed)	
Quantity:	2No	
Room Number:	R001	
Room Description:	External	
Item:	Motor	
Floor Level:	M&S Store, Castle Quays, Banbury, External	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

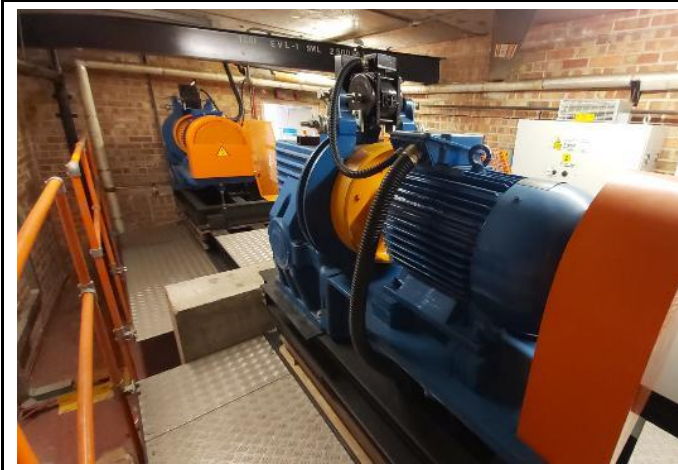
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	Presumed 001
Sampled By	Neil Hardy

Room Number	R002
Ref Number	366728
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Brake shoes to lift motor.
Material Type	Friction Material	
Quantity:	4No	
Room Number:	R002	
Room Description:	Lift Motor room	
Item:	Lift Motor	
Floor Level:	M&S Store, Castle Quays, Banbury, 3rd Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	1	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Inspection and Labelling	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	Presumed 002
Sampled By	Neil Hardy

Room Number	R002
Ref Number	366735
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Gaskets (rope/woven)	Presumed flash guards to fuses.
Quantity:	2No	
Room Number:	R002	
Room Description:	Lift Motor room	
Item:	Fuse Boxes	
Floor Level:	M&S Store, Castle Quays, Banbury, 3rd Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	2	0	1	1	4
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	4	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	4	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	Presumed 003
Sampled By	Neil Hardy

Room Number	R005
Ref Number	366586
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Presume asbestos to all pipe flanges throughout the building.
Material Type	Gaskets (compressed)	
Quantity:	ENKNo	
Room Number:	R005	
Room Description:	Plant Room	
Item:	Pipes	
Floor Level:	M&S Store, Castle Quays, Banbury, 2nd Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S013
Sampled By	Neil Hardy

Room Number	R024
Ref Number	366742
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Brown Floor Tiles in wall cavity
Quantity:	12lin m	
Room Number:	R024	
Room Description:	Main Store	
Item:	Wall Cavity	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S014
Sampled By	Neil Hardy

Room Number	R024
Ref Number	366743
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive in wall cavity
Quantity:	12lin m	
Room Number:	R024	
Room Description:	Main Store	
Item:	Wall Cavity	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S015
Sampled By	Neil Hardy

Room Number	R024
Ref Number	366744
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive below modern Vinyl
Quantity:	250m ²	
Room Number:	R024	
Room Description:	Main Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

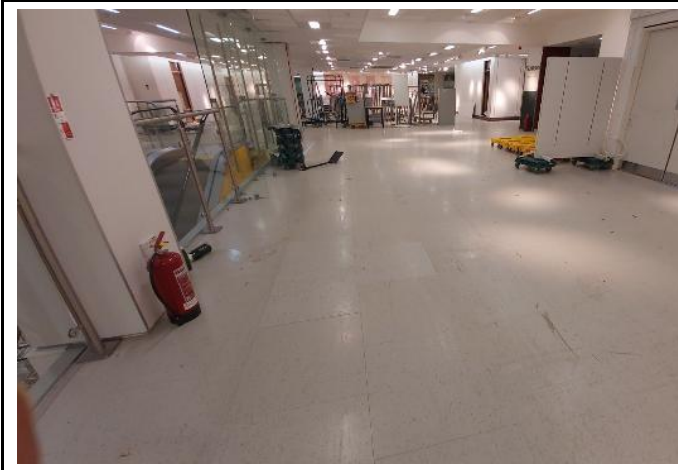
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S016
Sampled By	Neil Hardy

Room Number	R024
Ref Number	366765
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Bitumen Adhesive below modern Vinyl
Material Type	Bituminous Product	
Quantity:	250m ²	
Room Number:	R024	
Room Description:	Main Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

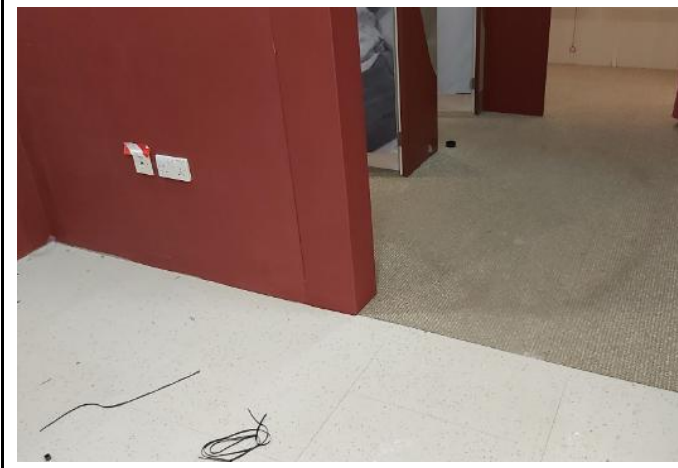
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S016
Sampled By	Neil Hardy

Room Number	R025
Ref Number	366751
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Presume Bitumen Adhesive below modern Vinyl & carpet
Material Type	Bituminous Product	
Quantity:	10m ²	
Room Number:	R025	
Room Description:	Changing Rooms	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S016
Sampled By	Neil Hardy

Room Number	R026
Ref Number	366764
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Presume Bitumen Adhesive below modern Vinyl.
Material Type	Bituminous Product	
Quantity:	5m²	
Room Number:	R026	
Room Description:	Changing Rooms	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S018
Sampled By	Neil Hardy

Room Number	R027
Ref Number	366766
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Brown Floor Tiles & Bitumen Adhesive
Material Type	Vinyl Products	
Quantity:	1m ²	
Room Number:	R027	
Room Description:	Cupboard	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	3		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	High	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R036
Ref Number	366895
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	80m ²	
Room Number:	R036	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R037
Ref Number	366896
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	80m ²	
Room Number:	R037	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

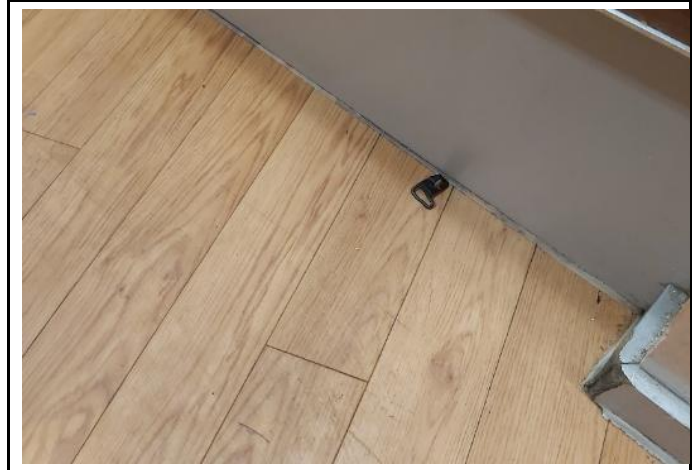
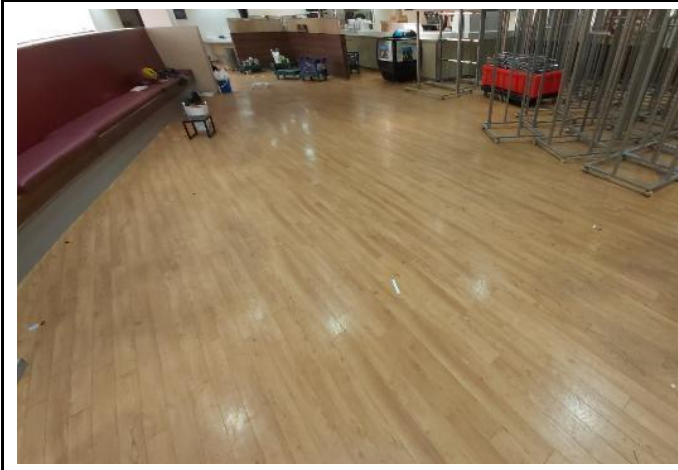
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R038
Ref Number	366897
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	150m ²	
Room Number:	R038	
Room Description:	Cafe	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R039
Ref Number	366898
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	25m ²	
Room Number:	R039	
Room Description:	Kitchen	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

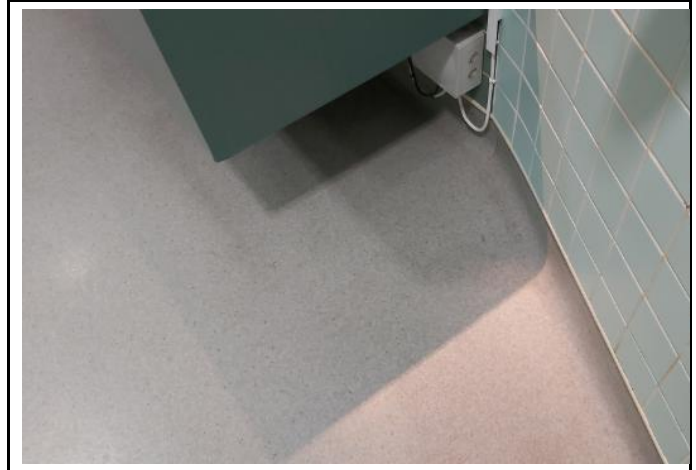
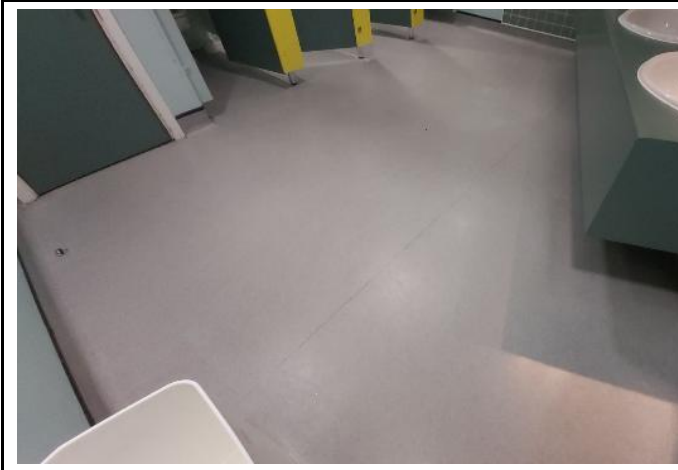
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Medium	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R040
Ref Number	366906
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	35m ²	
Room Number:	R040	
Room Description:	Toilet	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R041
Ref Number	366907
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	4m ²	
Room Number:	R041	
Room Description:	Toilet	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

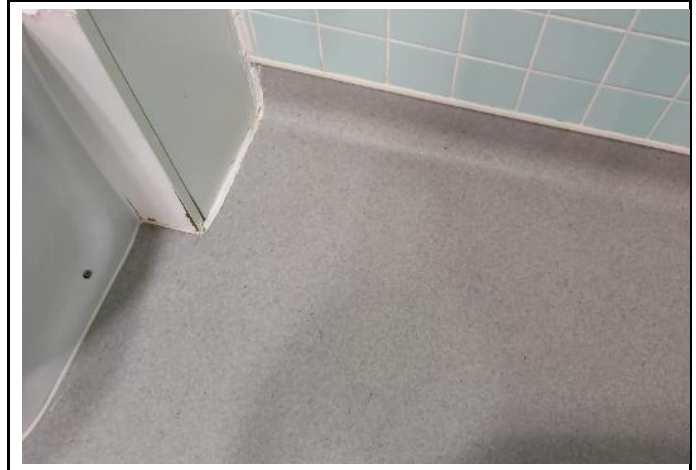
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R042
Ref Number	366908
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Bitumen Adhesive
Material Type	Bituminous Product	
Quantity:	4m ²	
Room Number:	R042	
Room Description:	Toilet	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

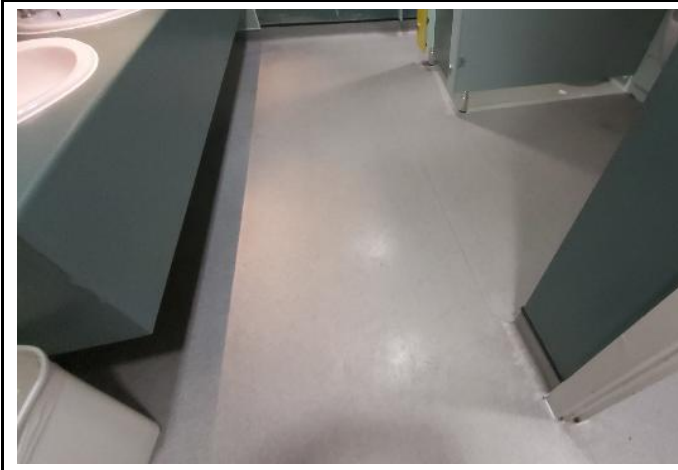
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R043
Ref Number	366909
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Bituminous Product	Bitumen Adhesive
Quantity:	35m ²	
Room Number:	R043	
Room Description:	Toilet	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

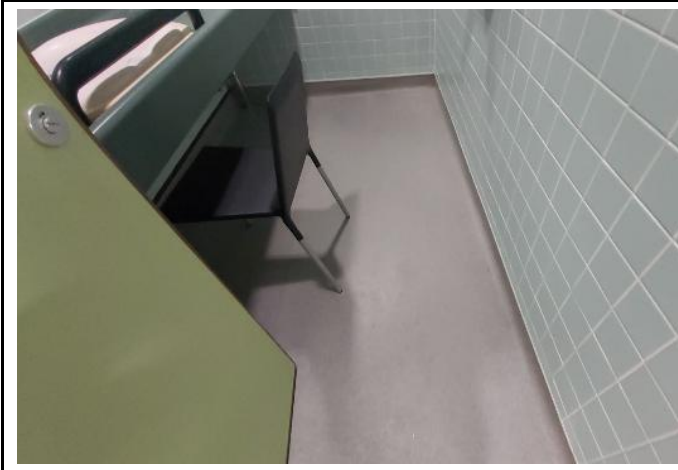
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S014
Sampled By	Neil Hardy

Room Number	R044
Ref Number	366910
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Bitumen Adhesive.
Material Type	Bituminous Product	
Quantity:	6m ²	
Room Number:	R044	
Room Description:	Toilet	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S019
Sampled By	Neil Hardy

Room Number	R045
Ref Number	366918
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments White floor tiles and Bitumen Adhesive below modern Vinyl
Material Type	Vinyl Products	
Quantity:	350m ²	
Room Number:	R045	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S020
Sampled By	Neil Hardy

Room Number	R046
Ref Number	366933
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Brown Tiles & Bitumen
Quantity:	4m ²	
Room Number:	R046	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S021
Sampled By	Neil Hardy

Room Number	R046
Ref Number	366934
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Orange Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	4m ²	
Room Number:	R046	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S023
Sampled By	Neil Hardy

Room Number	R046
Ref Number	366935
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Red Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	4m ²	
Room Number:	R046	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S022
Sampled By	Neil Hardy

Room Number	R046
Ref Number	366958
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	White Tiles & Bitumen
Quantity:	4m ²	
Room Number:	R046	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

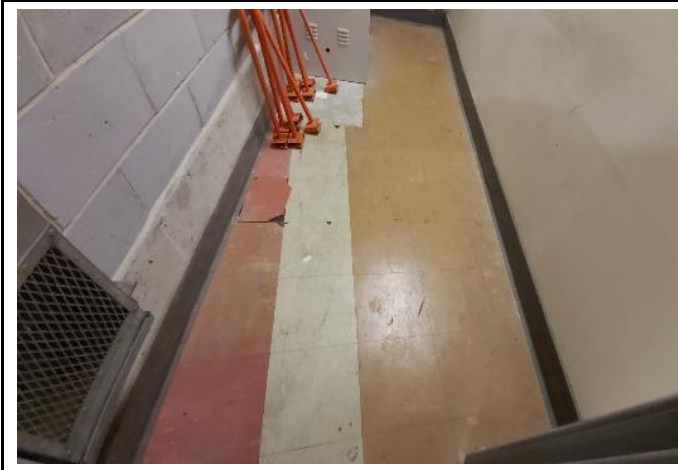
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S023
Sampled By	Neil Hardy

Room Number	R047
Ref Number	366931
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Red Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	1m ²	
Room Number:	R047	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

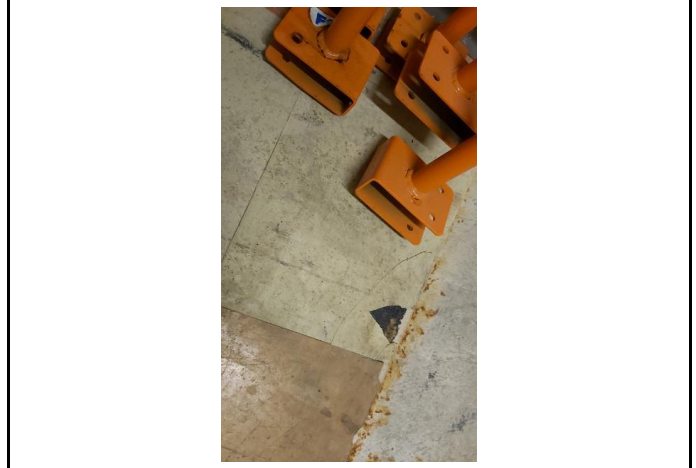
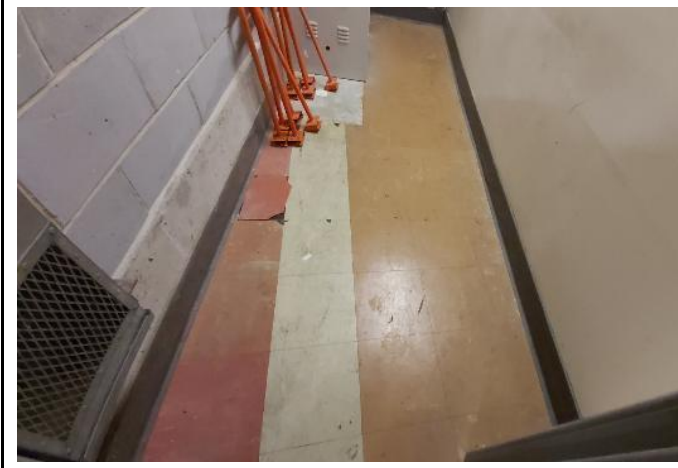
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S022
Sampled By	Neil Hardy

Room Number	R047
Ref Number	366932
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	White Tiles & Bitumen
Quantity:	1m ²	
Room Number:	R047	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

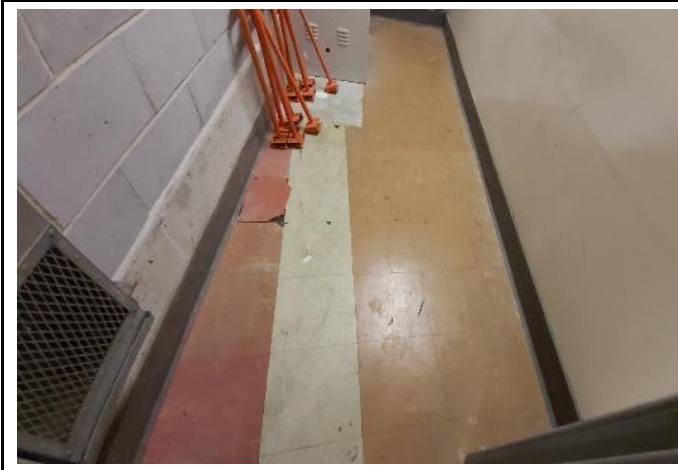
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S021
Sampled By	Neil Hardy

Room Number	R047
Ref Number	366976
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Orange Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	4m ²	
Room Number:	R047	
Room Description:	Plant Room	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S021
Sampled By	Neil Hardy

Room Number	R050
Ref Number	366955
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Orange Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	1m ²	
Room Number:	R050	
Room Description:	Corridor	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S020
Sampled By	Neil Hardy

Room Number	R050
Ref Number	366956
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Brown Tiles & Bitumen
Quantity:	1m ²	
Room Number:	R050	
Room Description:	Corridor	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S022
Sampled By	Neil Hardy

Room Number	R050
Ref Number	366957
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments White Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	1m ²	
Room Number:	R050	
Room Description:	Corridor	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S021
Sampled By	Neil Hardy

Room Number	R052
Ref Number	366973
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Orange Tiles & Bitumen
Material Type	Vinyl Products	
Quantity:	1m ²	
Room Number:	R052	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S020
Sampled By	Neil Hardy

Room Number	R052
Ref Number	366974
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Brown Tiles & Bitumen
Quantity:	1m ²	
Room Number:	R052	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S020
Sampled By	Neil Hardy

Room Number	R052
Ref Number	366977
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Tiles & Bitumen
Quantity:	1m ²	
Room Number:	R052	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

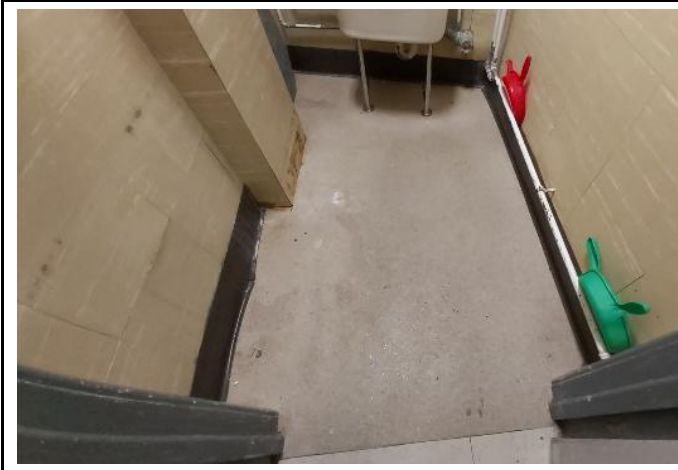
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S019
Sampled By	Neil Hardy

Room Number	R053
Ref Number	366989
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments White floor tiles and Bitumen Adhesive below modern Vinyl
Material Type	Vinyl Products	
Quantity:	2m ²	
Room Number:	R053	
Room Description:	Cleaners Cupboard	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

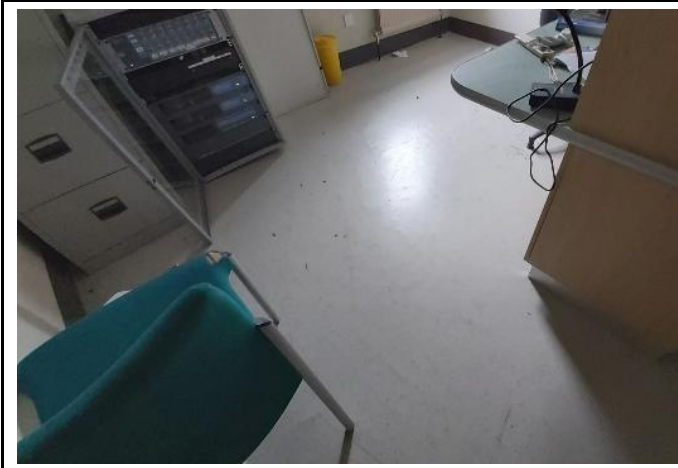
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2	Risk Category = D			

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S019
Sampled By	Neil Hardy

Room Number	R060
Ref Number	367048
Date Sampled	03/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments White floor tiles and Bitumen Adhesive below modern Vinyl
Material Type	Vinyl Products	
Quantity:	25m ²	
Room Number:	R060	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

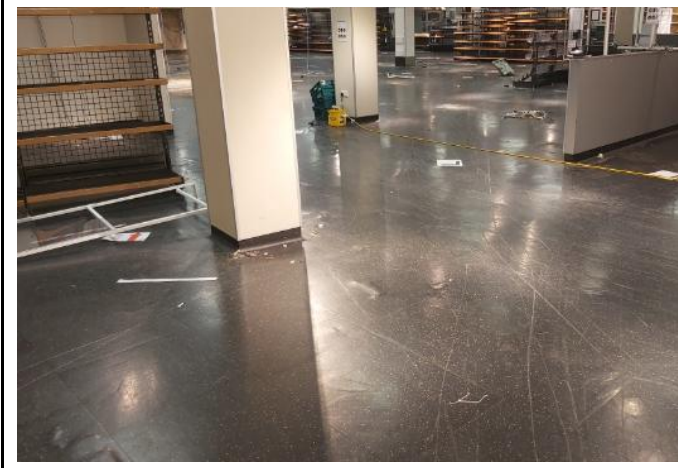
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S031
Sampled By	Neil Hardy

Room Number	R061
Ref Number	367054
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Bitumen Adhesive below Screeding
Material Type	Bituminous Product	
Quantity:	500m ²	
Room Number:	R061	
Room Description:	Main Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, Ground Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

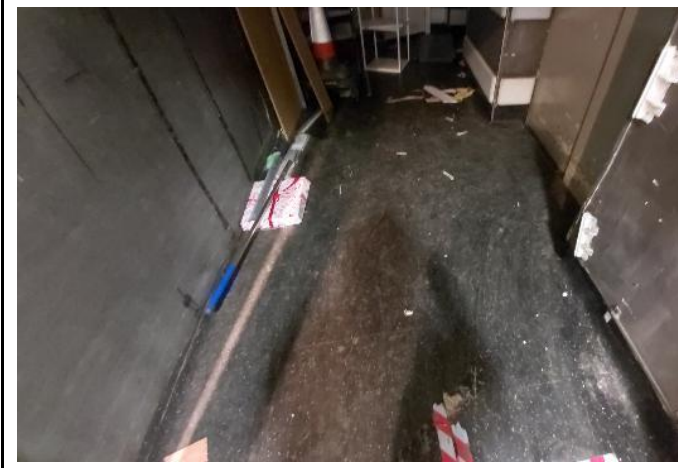
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	As Sample S031
Sampled By	Neil Hardy

Room Number	R071
Ref Number	367128
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments Bitumen Adhesive below Screeding
Material Type	Bituminous Product	
Quantity:	10m ²	
Room Number:	R071	
Room Description:	Lift Lobby	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, Ground Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Inspection Cycle	3 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-17742
Sample Number	S038
Sampled By	Neil Hardy

Room Number	R079
Ref Number	367201
Date Sampled	04/09/2020



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Floor Tiles
Quantity:	3m²	
Room Number:	R079	
Room Description:	Store	
Item:	Floor	
Floor Level:	M&S Store, Castle Quays, Banbury, Ground Floor	

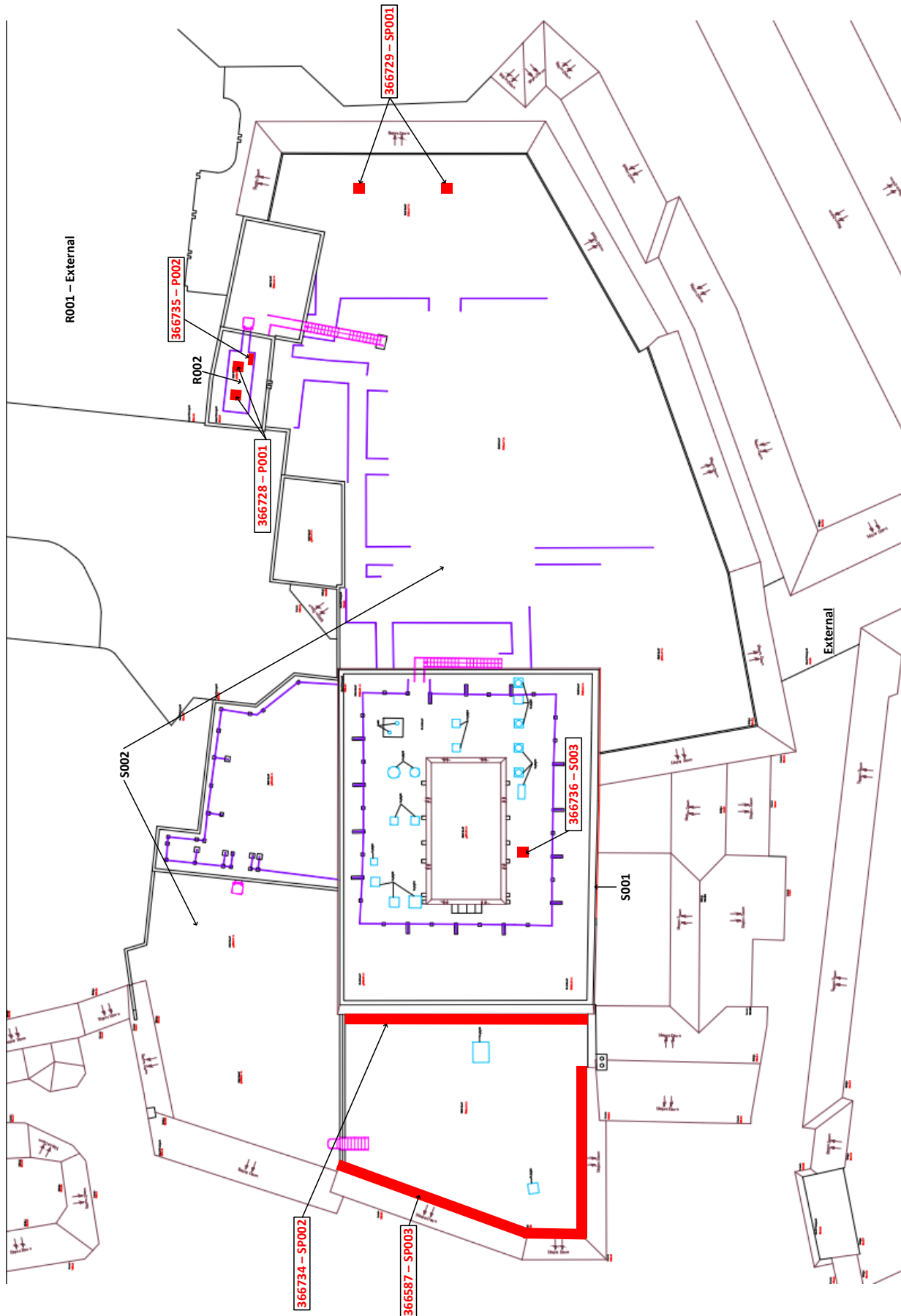
MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	0	0	1	2
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

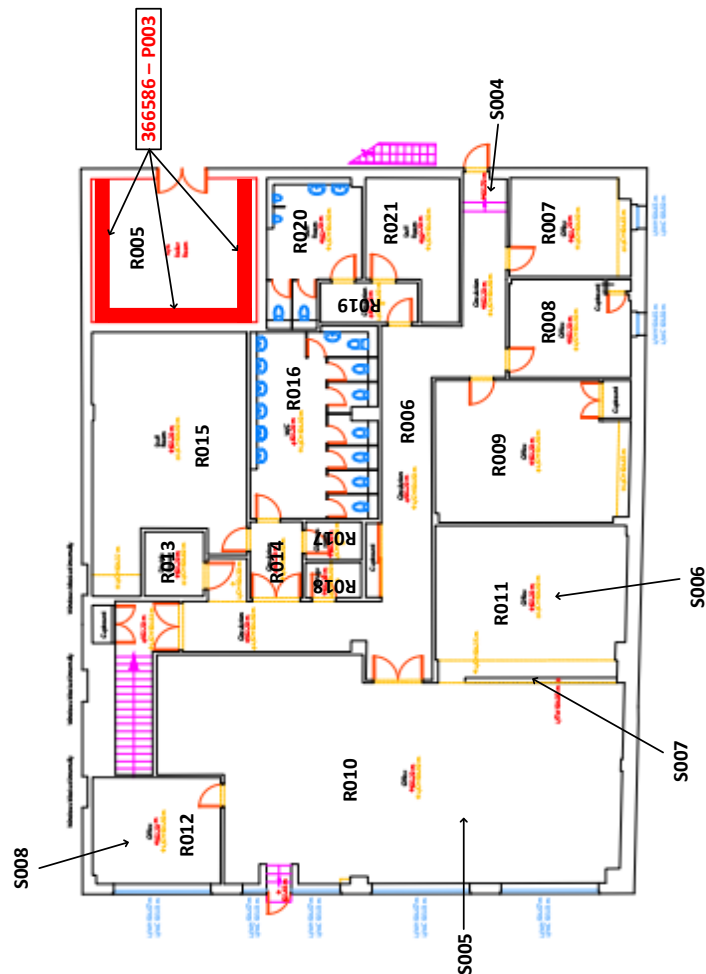
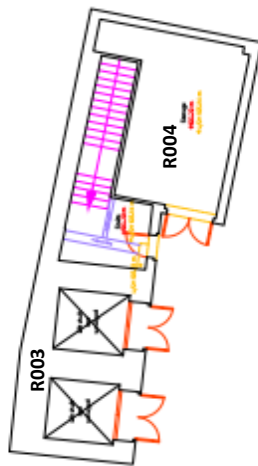
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	2	0	0	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	2		Risk Category =	D	

ACTION		
Action Types	Immediate/Urgent Action	Comments / Recommendations
Inspection Cycle	3 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

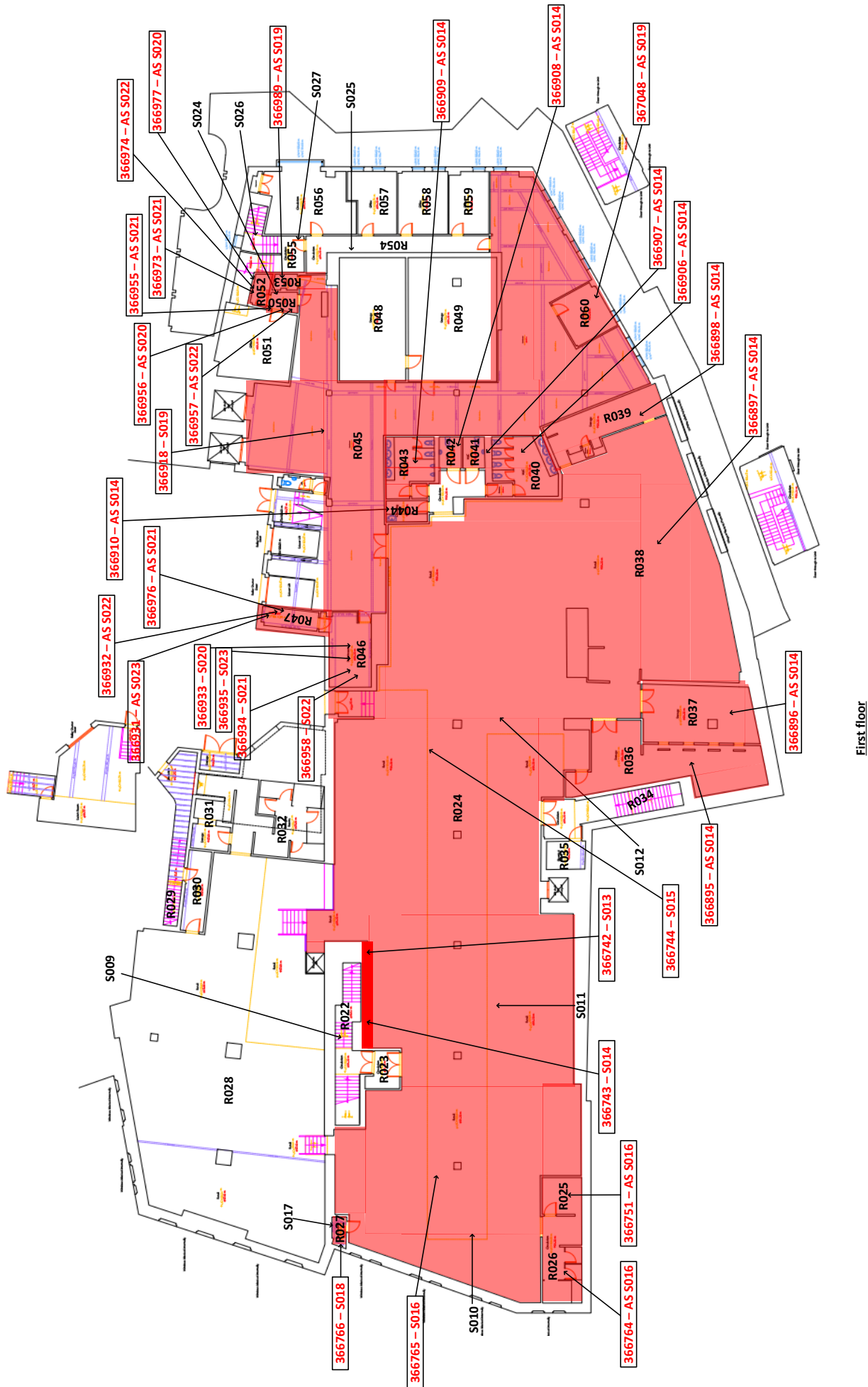
SECTION 4

PLANS

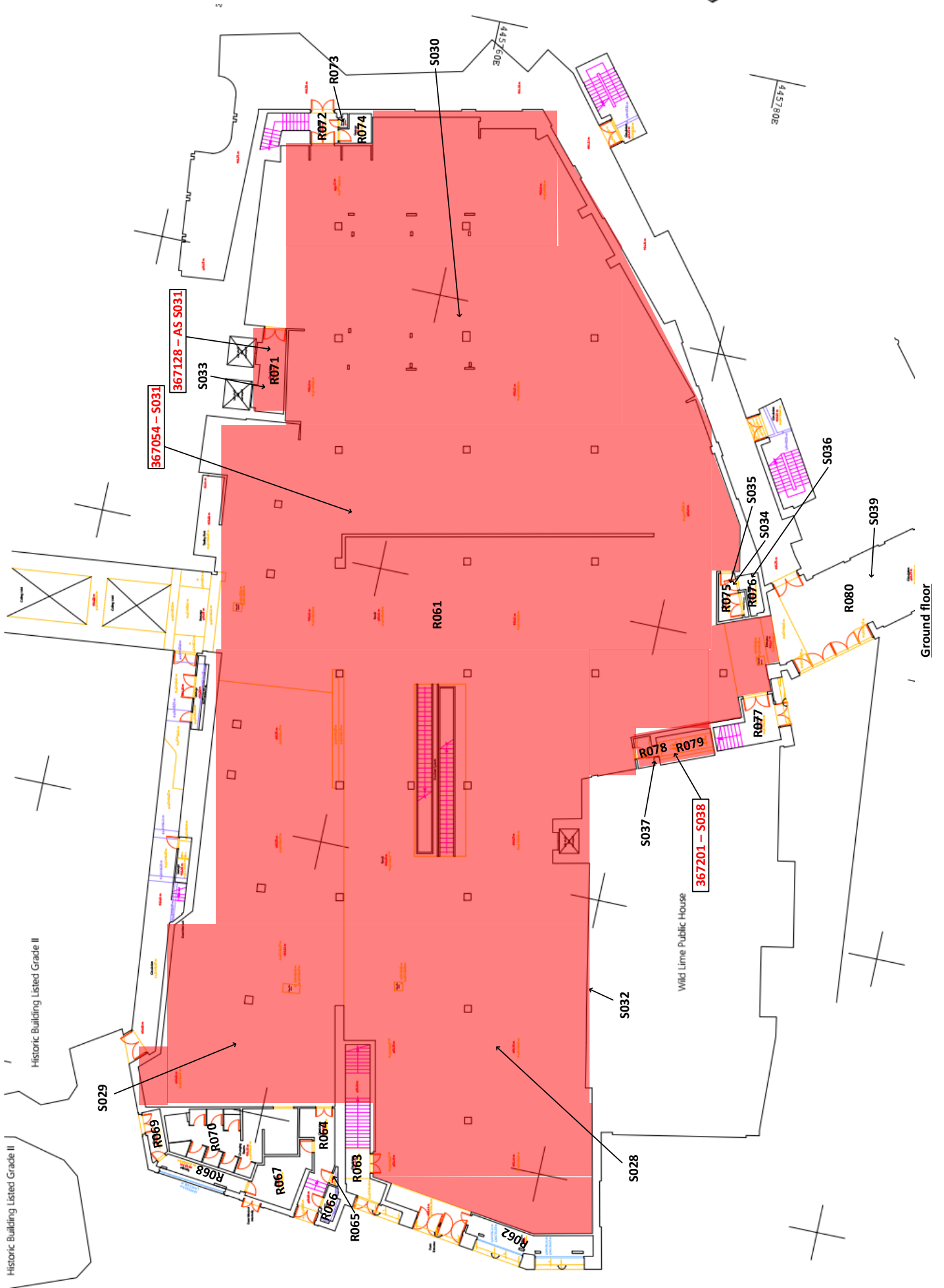




Second floor



First floor



SECTION 5

5.1 Certificate of Analysis

Armco Asbestos
 Consultants
 Unit 1
 Bury Business Centre
 Kay Street
 Bury
 BL9 6BU



CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J047304
 Date Received : 08/09/2020
 Samples Analysed By : Kevin Stevenson, Paul Lee
 Date Analysis Completed : 08/09/2020
 Date Reported : 08/09/2020
 Site Address : M&S Store, Castle Quays, Banbury,
 Samples Taken By : Armco Asbestos Consultants
 Client Ref (if required) : B-17742 P/O 5276

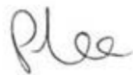
Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
S001	Roof - External	Bituminous Product	BS051427	N.A.D.I.S	
S002	Roof - External	Bituminous Product	BS051428	N.A.D.I.S	
S003	Motor - External	Gaskets (compressed)	BS051429	Chrysotile	
S004	Ceiling - Corridor	Insulating Board	BS051430	N.A.D.I.S	
S005	Ceiling - Canteen	Insulating Board	BS051431	N.A.D.I.S	
S006	Ceiling - Canteen	Insulating Board	BS051432	N.A.D.I.S	
S007	Ceiling - Canteen	Insulating Board	BS051433	N.A.D.I.S	
S008	Floor - Office	Bituminous Product	BS051434	N.A.D.I.S	
S009	Ceiling - Stairwell	Insulating Board	BS051435	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
 North Star Environmental Ltd



Paul Lee
 Lab Manager

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 Company No. 7948744
 Page 1 of 4

Armco Asbestos Consultants accepts no responsibility for samples collected and/or provided by persons other than their own staff.



Armco Asbestos
Consultants
Unit 1
Bury Business Centre
Kay Street
Bury
BL9 6BU



7691

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J047304
Date Received : 08/09/2020
Samples Analysed By : Kevin Stevenson, Paul Lee
Date Analysis Completed : 08/09/2020
Date Reported : 08/09/2020
Site Address : M&S Store, Castle Quays, Banbury,
Samples Taken By : Armco Asbestos Consultants
Client Ref (if required) : B-17742 P/O 5276

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
S010	Floor - Main Store	Insulating Board	BS051436	N.A.D.I.S	
S011	Floor - Main Store	Insulating Board	BS051437	N.A.D.I.S	
S012	Floor - Main Store	Insulating Board	BS051438	N.A.D.I.S	
S013	Wall Cavity - Main Store	Vinyl Products	BS051439	Chrysotile	
S014	Wall Cavity - Main Store	Bituminous Product	BS051440	Chrysotile	
S015	Floor - Main Store	Bituminous Product	BS051441	Chrysotile	
S016	Floor - Main Store	Bituminous Product	BS051442	Chrysotile	
S017	Internal Pipe - Cupboard	Gaskets (compressed)	BS051443	N.A.D.I.S	
S018	Floor - Cupboard	Vinyl Products	BS051444	Chrysotile	
S019	Floor - Store	Vinyl Products	BS051445	Chrysotile	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

Paul Lee
Lab Manager

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Company No. 7948744
Page 2 of 4

Armco Asbestos Consultants accepts no responsibility for samples collected and/or provided by persons other than their own staff.



Armco Asbestos
Consultants
Unit 1
Bury Business Centre
Kay Street
Bury
BL9 6BU



7691

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J047304
Date Received : 08/09/2020
Samples Analysed By : Kevin Stevenson, Paul Lee
Date Analysis Completed : 08/09/2020
Date Reported : 08/09/2020
Site Address : M&S Store, Castle Quays, Banbury,
Samples Taken By : Armco Asbestos Consultants
Client Ref (if required) : B-17742 P/O 5276

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
S020	Floor - Plant Room	Vinyl Products	BS051446	Chrysotile	
S021	Floor - Plant Room	Vinyl Products	BS051447	Chrysotile	
S022	Floor - Plant Room	Vinyl Products	BS051448	Chrysotile	
S023	Floor - Plant Room	Vinyl Products	BS051449	Chrysotile	
S024	Ceiling - Corridor	Insulating Board	BS051450	N.A.D.I.S	
S025	Ceiling - Corridor	Insulating Board	BS051451	N.A.D.I.S	
S026	Walls - Stairwell	Textured Coating	BS051452	N.A.D.I.S	
S027	Floor - Stairwell	Vinyl Products	BS051453	N.A.D.I.S	
S028	Ceiling - Main Store	Insulating Board	BS051454	N.A.D.I.S	
S029	Ceiling - Main Store	Insulating Board	BS051455	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

Paul Lee
Lab Manager

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Company No. 7948744

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Armco Asbestos Consultants accepts no responsibility for samples collected and/or provided by persons other than their own staff.



Armco Asbestos
Consultants
Unit 1
Bury Business Centre
Kay Street
Bury
BL9 6BU



7691

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J047304
Date Received : 08/09/2020
Samples Analysed By : Kevin Stevenson, Paul Lee
Date Analysis Completed : 08/09/2020
Date Reported : 08/09/2020
Site Address : M&S Store, Castle Quays, Banbury,
Samples Taken By : Armco Asbestos Consultants
Client Ref (if required) : B-17742 P/O 5276

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
S030	Ceiling - Main Store	Insulating Board	BS051456	N.A.D.I.S	
S031	Floor - Main Store	Bituminous Product	BS051457	Chrysotile	
S032	Wall Cavity - Main Store	Insulating Board	BS051458	N.A.D.I.S	
S033	Floor - Lift Lobby	Vinyl Products	BS051459	N.A.D.I.S	
S034	Floor - Store	Vinyl Products	BS051460	N.A.D.I.S	
S035	Internal wall - Store	Insulating Board	BS051461	N.A.D.I.S	
S036	Ceiling - Cupboard	Insulating Board	BS051462	N.A.D.I.S	
S037	Ceiling - Store	Insulating Board	BS051463	N.A.D.I.S	
S038	Floor - Store	Vinyl Products	BS051464	Chrysotile	
S039	Ceiling - Entrance foyer	Insulating Board	BS051465	N.A.D.I.S	

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

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Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

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5.2 Terms and Abbreviations

AF	-	Asbestos Free
AIB	-	Asbestos Insulation Board
ACM	-	Asbestos Containing Material
ACS	-	Asbestos Cement Sheet
CAF	-	Compressed Asbestos Fibre
MMMF	-	Man Made Mineral Fibre
MRS	-	Material Risk Score
NAD	-	No asbestos detected
NFC	-	No Fibrous Content
P	-	Presumed
PS	-	Previously Sampled
PRS	-	Priority Risk Score
R	-	Room
S	-	Sample
SP	-	Strongly presumed
Asbestos Textiles	-	Woven or spun chrysotile
Amosite	-	Brown asbestos
Chrysotile	-	White asbestos
Crocidolite	-	Blue asbestos
Lagging	-	Thermal insulation
Superlux	-	Non-asbestos fire-retardant board
Turnall	-	Bonded high-density sheet
TBC	-	To be confirmed
ASAP	-	As soon as possible

SECTION 6

QUALITY ASSURANCE & DISCLAIMER

6.1 Quality Assurance Statement

The survey was carried out in accordance with Armco Asbestos Consultants quality and technical procedures, and conformed to the requirements of The Institute of Occupational Hygiene guidance document for asbestos surveys.

The survey was carried out by an experienced survey team, who inspect all accessible parts of the building, and look for any installation, which, potentially, could contain asbestos.

Any suspect materials were sampled and subsequently analysed in accordance with MDHS 77 - 'Asbestos in bulk materials'. This method identifies the asbestos types present and their percentage content.

Samples are taken using low - disturbance techniques, whereby a small amount of material (approx. 1 cm³) will be taken, after firstly wetting the sample location with a polyvinyl acetate (PVA) solution spray. This minimises the release of asbestos fibres during the process. Air monitoring carried out during sampling work of this type has shown airborne fibre concentrations to stay below the clearance indicator level of 0.010 fibres per millilitre of air.

Sampled materials are immediately placed in sealable, airtight sample bags and appropriately labelled. Sample points will be suitably filled / sealed using PVA spray, 'Polyfilla' or adhesive tape.

The surveyors do not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure shall minimise the risk of asbestos fibre release, but shall prevent access above/behind a suspected asbestos installation. It is possible, therefore, that further asbestos material could be present behind an existing asbestos installation.

All relevant sample point data is recorded and shown in the final report e.g. condition, extent of material, etc.

It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report.

6.2 Disclaimer

Every reasonable effort has been made to ensure that the information contained in this report is as accurate, and as comprehensive as was practicable at the time of preparation. It is not reasonably practicable to categorically state whether an area is free of all asbestos containing materials.

Armco Asbestos Consultants cannot therefore accept liability for loss: injury: damage: or penalty caused by omissions or errors contained in this report. The report does not waive the responsibility of the building owner, contractor etc.; to ascertain for himself as to the composition of materials which may be disturbed or with which he may work.

Certain asbestos products contain asbestos fibres that are so well bound into the matrix of the parent material, that they do not readily generate respirable asbestos fibres under reasonably foreseeable circumstances. Examples of such materials include sealing mastics: rubber gaskets: and damp proof membranes. All such materials have therefore been deliberately excluded from the report.

Certain 'Aertex' type coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired/patched at different times. It is therefore possible that any 'Aertex' samples taken may not be representative of the entire coating.

It is possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations. These include: behind column claddings, attached to earlier ceiling tile grids or suspension systems or covered with new or continuous panelling or certain areas of pipework covered with non-asbestos insulation products.

Duct covers below carpets or inset within wood block floors etc. we're not raised, any unreasonable degree of dismantling of the structure of the building, were not investigated.

Access to roof areas was not undertaken (unless outlined). Areas deemed too high to reach from stepladders or otherwise considered unsafe were not inspected.

Access to electrical and process equipment was not possible due to safety and technical considerations. Such items may therefore contain unidentified asbestos materials or components.