Asbestos Demolition Survey

The Gas Club
Gasworks St
Huddersfield
HD1 6AF

on behalf of

Erith

Project Number:	Survey Date:	Issue Date:
B-42827	12 July 2023	21 July 2023

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Management, Refurbishment, Demolition Surveys
Asbestos Re-inspections

Asbestos Testing
Specific Sampling
Bulk Sample Analysis
Air Testing, 4 Stage Clearances

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Asbestos Database Provision
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**The following services are included within the scope of Acorn Analytical Services' UKAS accreditations: Management, Refurbishment and Demolition Surveys, Asbestos Re-inspections, Bulk Sample Analysis, Air Testing, 4 Stage Clearances.*

- *UKAS Type C Inspection Body Accreditation to ISO17020 – Reference 0370*
- *UKAS Testing Laboratory to ISO17025 – Reference 2418*

All UKAS accredited services are provided by the Northampton and Leeds offices.
All other services as listed are not covered by UKAS and are outside the scope of our accreditations.

Executive Summary

The executive summary gives a brief outline of the asbestos containing materials (ACMs) identified on site. It also details the risk assessment score associated with these materials which have been listed in risk order. Areas where no access or limited access was gained are also included within this summary. These areas must be presumed to contain ACMs until proven otherwise. Although this section provides a summary, all sections of this report should be read.

Scope and Building Details

Further to instructions received from Matthew Balson of Erith, an Asbestos Demolition Survey was carried out at The Gas Club, Huddersfield, HD1 6AF, to enable proposed demolition works. The site is a stone built former social club, originally built as a textile mill. This survey was carried out by Kevin Carney.

Asbestos Containing Materials

Building	Floor	Room	Description	Product Type	Risk Score
The Gas Club	Basement	24 - Kitchen	Panels blanking 3 no windows	Insulating Board	5
The Gas Club	Basement	25 - Store Area	Flash Pads to electrical units	Woven Textile	5
The Gas Club	Basement	22 - Store Area	Cement within electrical units	Cement	4
The Gas Club	Basement	22 - Store Area	Gaskets to pipe work	Gaskets	4
The Gas Club	External	99 - External	Gaskets to flanges	Gaskets	4
The Gas Club	Basement	21 - Boiler Area	Putty seals to the redundant boiler	Putty	3
The Gas Club	Ground Floor	09 - Office	Office floor	Thermoplastic Tiles & Bitumen Adhesive	3
The Gas Club	Ground Floor	17 - Concert Room	Below carpet and modern vinyl	Thermoplastic Tiles & Bitumen Adhesive	2

Areas Not Accessed

All areas within scope of survey were accessed.

Contents

1.0 Survey Introduction 5
2.0 Survey Location Descriptions 7
3.0 Areas Not Accessed 16
4.0 Risk Assessment 17
5.0 Survey Data Sheets 18
6.0 Asbestos Register 31
Appendix I Certificate of Bulk Analysis 32
Appendix II Plans 35

Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
Erith Erith House Queen Street Erith Kent DA8 1RP	The Gas Club Gasworks St Huddersfield HD1 6AF	B-42827	12 July 2023	21 July 2023

Report Signatures

Reported and Issued By	
Calum Battersby	

Surveyor and Quality Check By	
Kevin Carney	

1.0 Survey Introduction

1.1 This is an Asbestos Demolition Survey Report written to facilitate the management and or removal of asbestos containing materials (ACMs) detailed in this section.

1.2 Further to instructions received from Matthew Balson of Erith, an Asbestos Demolition Survey was carried out at The Gas Club, Huddersfield, HD1 6AF, to enable proposed demolition works. The site is a stone built former social club, originally built as a textile mill. This survey was carried out by Kevin Carney.

1.3 This report provides detailed information and results following an Asbestos Demolition Survey. The survey and subsequent report was carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures' and implemented with Acorn Analytical Services documented in house procedures.

1.4 An asbestos demolition survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all Asbestos Containing Materials (ACMs) in the area where the demolition work will take place. The survey will involve destructive inspection as necessary. Please note that as demolition takes place, ACMs may be uncovered that were virtually and physically impossible, even under the restraints of a demolition survey, to locate and identify e.g. within concrete.

1.5 A demolition survey is required prior to the part of full demolition of a structure. Following the initial survey, it may be required that the surveyor returns to the site to work in conjunction with the demolition contractor when removing building elements that could not be inspected without the use of specialist machinery and equipment, for example below solid floors and within other solid structural elements. Where this has been suggested, it has been recorded in the areas not accessed within this report.

1.6 There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed as far as reasonably practicable before final demolition. Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed.

1.7 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However as the asbestos removal may not take place for some time, the ACMs condition has been assessed so that materials can be managed.

1.8 Where sampling was carried out as part of the demolition survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos they were considered to be representative of other similar materials used in the same way in the building. Bulk sampling was undertaken inline with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.

Asbestos Duty Implications

The dutyholder has express undertakings to comply with the Control of Asbestos Regulations 2012. If asbestos has been identified, there will be recommendations detailed in the asbestos data sheets within the report. The recommendations fall within three categories: Manage, Remediate or Remove. If the dutyholder does not follow the recommendations, they risk being in breach of the Regulations. Breaches of Regulation can result in a number of outcomes, including: HSE Verbal Warning, HSE Letter, Improvement Notice, Prohibition Notice, Prosecution, Fines, Costs, Victim Surcharges or Custodial Sentence.

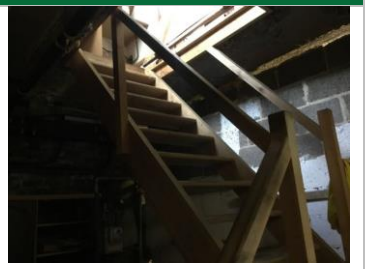
More information on types of notices and penalties can be found on the Health and Safety Executive's website here:

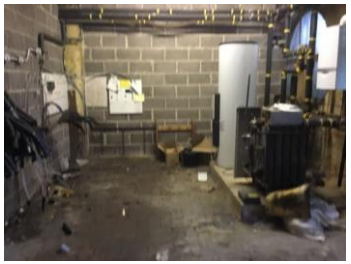
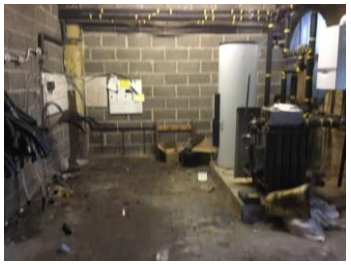
- Examples of notices: https://www.hse.gov.uk/enforce/enforcementguide/notices/notices-types.htm
- Examples of maximum penalties: https://www.hse.gov.uk/enforce/enforcementguide/court/sentencing-examples.htm
- The HSE Enforcement Management Model: https://www.hse.gov.uk/enforce/emm.pdf

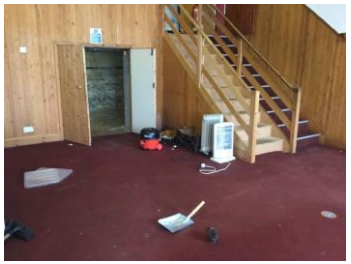
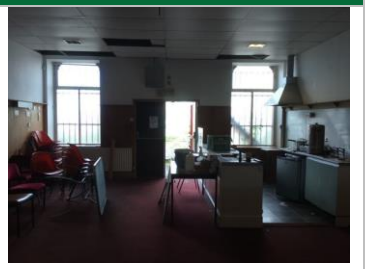
2.0 Survey Location Descriptions

2.1 This document is an asbestos survey report and is intended to provide the reader with specific detailed information on the locations of asbestos containing materials identified at the site.

2.2 Detailed asbestos information can be found within the specific asbestos data sheets within this report. The following location descriptions have been compiled and are intended to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. Appended to each location description is a list of rooms accessed during the survey. The location descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

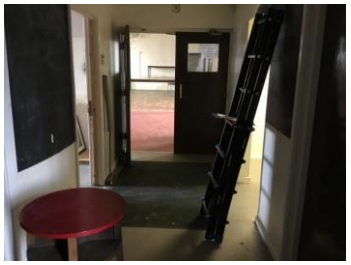
Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Basement	18 Stairway Scope of works: Full Demolition Construction overview: Ceiling is concrete, walls are brick and block, floor is brick, pipe insulation is expanded foam, board to hatch is glass rock.		
Basement	20 Beer Cellar Scope of works: Full Demolition Construction overview: Ceiling is concrete, walls are brick, plasterboard and block, floor is brick, pipe insulation is expanded foam		

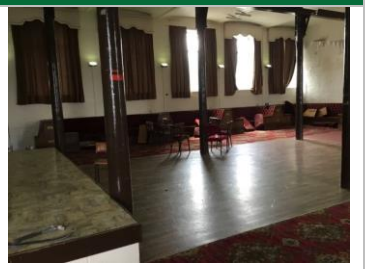
Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Basement	21 Boiler Area Scope of works: Full Demolition Construction overview: Ceiling is concrete, walls are brick and block, floor is brick, pipe insulation is expanded foam, insulation to the boiler is MMMF, modern hot water cylinder		
Basement	22 Store Area Scope of works: Full Demolition Construction overview: Ceiling is concrete, walls are brick and block, floor is brick, pipe insulation is expanded foam		
Basement	22 Store Area Scope of works: Full Demolition Construction overview: Ceiling is plasterboard, walls are stone, brick and block, floor is concrete, pipe insulation is expanded foam, modern electrical units		

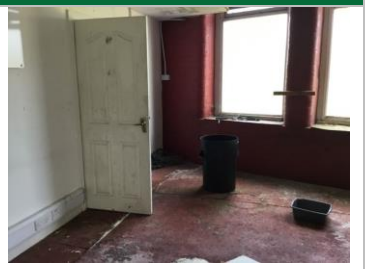
Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Basement	24 Kitchen Scope of works: Full Demolition Construction overview: Roof is concrete, suspended ceiling is plasterboard tiles, walls are stone, brick and block, floor is concrete, modern sink pad, modern stair treads		
Basement	25 Store Area Scope of works: Full Demolition Construction overview: Roof is under drawn with timber, walls are plastered masonry with part ceramic tiles, floor is concrete, pipe insulation is expanded foam and organic material		
Ground Floor	07 Stairwell Scope of works: Full Demolition Construction overview: Ceiling is timber and concrete, walls are brick and block, floor is concrete, modern water heater		

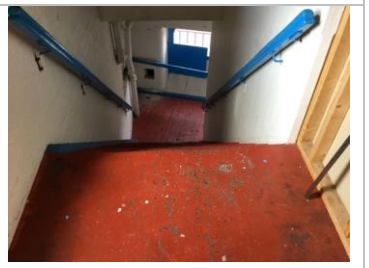
Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Ground Floor	08 Male WC Scope of works: Full Demolition Construction overview: Suspended ceiling is plasterboard tiles, walls are plastered masonry, floor is concrete with modern vinyl flooring, cisterns are modern types		
Ground Floor	09 Office Scope of works: Full Demolition Construction overview: Suspended ceiling is MMMF tiles, walls are plastered masonry and block, floor is concrete		
Ground Floor	10 Bar Area Scope of works: Full Demolition Construction overview: Suspended ceiling is MMMF tiles, fixed ceiling is timber, walls are plastered masonry, plasterboard and timber, floor is concrete with modern vinyl flooring, modern sink pads		

Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Ground Floor	11 Disabled WC Scope of works: Full Demolition Construction overview: Suspended ceiling is plasterboard tiles, walls are plastered masonry, floor is concrete with modern vinyl flooring		
Ground Floor	12 Female WC Scope of works: Full Demolition Construction overview: Suspended ceiling is plasterboard tiles, walls are plastered masonry, floor is concrete with modern vinyl flooring		
Ground Floor	13 Lobby Scope of works: Full Demolition Construction overview: Suspended ceiling is plasterboard tiles, walls are plastered masonry, floor is concrete with modern vinyl flooring		

Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Ground Floor	14 Male WC Scope of works: Full Demolition Construction overview: Suspended ceiling is plasterboard tiles, walls are plastered masonry, floor is concrete with modern vinyl flooring		
Ground Floor	15 Corridor Scope of works: Full Demolition Construction overview: Suspended ceiling is plasterboard tiles, walls are plastered masonry, floor is concrete with modern vinyl flooring		
Ground Floor	16 Ceiling Void Scope of works: Full Demolition Construction overview: Ceiling is concrete, walls are plastered masonry and block, pipe insulation is expanded foam		

Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
Ground Floor	17 Concert Room Scope of works: Full Demolition Construction overview: Ceiling is concrete, walls are plastered masonry and block, pipe insulation is expanded foam, electric box is timber, modern electrical units, floor is concrete		
Ground Floor	26 WC Scope of works: Full Demolition Construction overview: Roof is under drawn with timber, walls are brick and lath/plaster, floor is concrete, pipe insulation is expanded foam		
1st Floor	01 Cloakroom Scope of works: Full Demolition Construction overview: ceiling is timber, walls are timber and brick, floor is concrete		

Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
1st Floor	02 Small Gym Scope of works: Full Demolition Construction overview: Roof is under drawn with timber, suspended ceiling is timber, walls are timber and brick, floor is concrete, insulation to water tanks is polystyrene and MMMF, pipe insulation is expanded foam		
1st Floor	03 Reception Scope of works: Full Demolition Construction overview: Roof is under drawn with timber, walls are timber, plasterboard and brick, floor is concrete		
1st Floor	04 Main Gym Scope of works: Full Demolition Construction overview: Roof is under drawn with timber, walls are timber and brick, floor is concrete		

Building: The Gas Club			
Location:	**Construction Overview**	**Photos**	
1st Floor	05 Office Scope of works: Full Demolition Construction overview: ceiling is timber, walls are timber, floor is concrete		
1st Floor	06 Stairwell Scope of works: Full Demolition Construction overview: Ceiling is timber, walls are plasterboard and brick, floor is concrete, balustrade is timber		
External	External Scope of works: Full Demolition Construction overview: Roof is natural slate, walls are stone, rainwater goods are plastic, metal and wood		

3.0 Areas Not Accessed

3.1 This report should be read in conjunction with the restrictions and limitations as agreed with the client at the point of quotation. The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted. The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

All areas within scope of survey were accessed.

4.0 Risk Assessment

Material Assessment

4.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a materials assessment score.

4.2 The following algorithm is a material assessment that identifies high-risk materials, that is those, which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.

4.3 The following tables contain examples of scores which are combined to calculate a total score of between 2 and 12. The total score forms the material assessment score.

Product Type

Score	Examples
1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Damage Extent

Score	Examples
0	Good condition: no visible damage.
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

Score	Examples
0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
2	Unsealed AIB, or encapsulated lagging and sprays.
3	Unsealed lagging and sprays.

Asbestos Type

Score	Examples
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite.
3	Crocidolite

5.0 Survey Data Sheets

5.1 This section contains data collected during the survey. Each element is fully detailed with a material risk assessment, photograph, relevant comments and recommendations.

5.2 All recommendations are in accordance with the Control of Asbestos Regulations (CAR) 2012 and are based on a minimum requirement to place all asbestos containing materials (ACMs) into a safe and manageable condition.

5.3 A material risk assessment has been included for all samples collected during the survey. The following table provides a key to aid in identifying the risk scores. Each individual risk score will be coloured in relation to its material risk as detailed below.

Colour	Material Risk *Potential to release fibre if disturbed/score*
Red	High Risk/10+
Dark Orange	Medium Risk/7 to 9
Orange	Low Risk/5 to 6
Yellow	Very Low Risk/2 to 4
Green	No ACMs Detected/0

Survey Data Sheet

Building	The Gas Club
Floor	Ground Floor
Room	09 - Office
Description	Office floor
Sample Reference	S001
Quantity	4 m²
Accessibility	Easy

Material Assessment

Analysis Result	Chrysotile (Bitumen Only)	1
Product Type	Thermoplastic Tiles & Bitumen Adhesive	1
Condition	Low Damage	1
Surface Treatment	Composite (Self Sealed)	0

Material Risk Assessment Score
3
Risk Assessment Description
Very Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	Ground Floor
Room	17 - Concert Room
Description	Below carpet and modern vinyl
Sample Reference	S002
Quantity	175 m²
Accessibility	Medium

Material Assessment

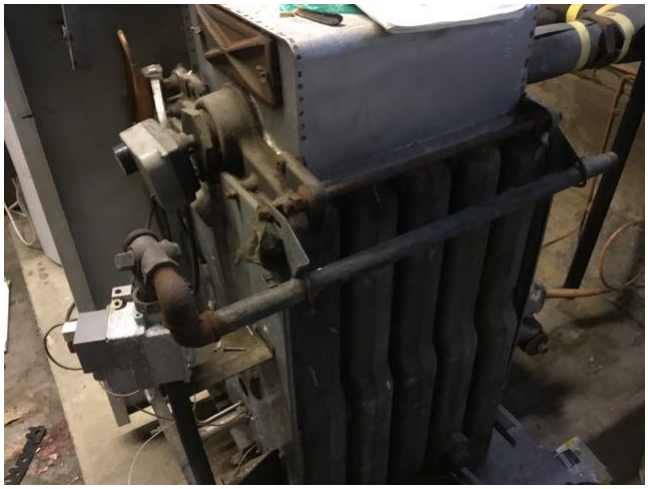
Analysis Result	Chrysotile (Bitumen Only)	1
Product Type	Thermoplastic Tiles & Bitumen Adhesive	1
Condition	Good Condition	0
Surface Treatment	Composite (Self Sealed)	0

Material Risk Assessment Score
2
Risk Assessment Description
Very Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	21 - Boiler Area
Description	Putty seals to the redundant boiler
Sample Reference	S003
Quantity	1 m²
Accessibility	Medium



Material Assessment

Analysis Result	Chrysotile	1
Product Type	Putty	1
Condition	Low Damage	1
Surface Treatment	Composite (Self Sealed)	0

Material Risk Assessment Score
3
Risk Assessment Description
Very Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	22 - Store Area
Description	Putty seal to soil pipe
Sample Reference	S004
Quantity	<0.5 Lin M
Accessibility	Easy

Material Assessment

Analysis Result	No Asbestos Detected	0
Product Type	Putty	1
Condition	Low Damage	1
Surface Treatment	Composite (Self Sealed)	0

Material Risk Assessment Score
N/A
Risk Assessment Description
No ACMs Detected

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	22 - Store Area
Description	Wrap to cable
Sample Reference	S005
Quantity	1.5 Lin M
Accessibility	Easy

Material Assessment

Analysis Result	No Asbestos Detected	0
Product Type	Woven Textile	2
Condition	Low Damage	1
Surface Treatment	Sealed Woven	1

Material Risk Assessment Score
N/A
Risk Assessment Description
No ACMs Detected

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	22 - Store Area
Description	Seals to electrical units
Sample Reference	S006
Quantity	7 Units
Accessibility	Medium

Material Assessment

Analysis Result	No Asbestos Detected	0
Product Type	Woven Textile	2
Condition	Good Condition	0
Surface Treatment	Unsealed Woven	2

Material Risk Assessment Score
N/A
Risk Assessment Description
No ACMs Detected

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	22 - Store Area
Description	Cement within electrical units
Sample Reference	S007
Quantity	6 Units
Accessibility	Medium

Material Assessment

Analysis Result	Chrysotile	1
Product Type	Cement	1
Condition	Good Condition	0
Surface Treatment	Unsealed Board	2

Material Risk Assessment Score
4
Risk Assessment Description
Very Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	22 - Store Area
Description	Gaskets to pipework
Sample Reference	P
Quantity	2 Units
Accessibility	Difficult

Material Assessment

Analysis Result	Chrysotile	1
Product Type	Gaskets	2
Condition	Good Condition	0
Surface Treatment	Sealed Gasket	1

Material Risk Assessment Score
4
Risk Assessment Description
Very Low Risk

Comments
A sample of the material was not collected however it should be strongly presumed to contain asbestos
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	23 - Store Area
Description	Insulation board to doors
Sample Reference	S008
Quantity	3 m²
Accessibility	Easy

Material Assessment

Analysis Result	No Asbestos Detected	0
Product Type	Insulating Board	2
Condition	Low Damage	1
Surface Treatment	Unsealed Board	2

Material Risk Assessment Score
N/A
Risk Assessment Description
No ACMs Detected

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	24 - Kitchen
Description	Panels blanking 3 no windows
Sample Reference	S009
Quantity	6 m²
Accessibility	Difficult

Material Assessment

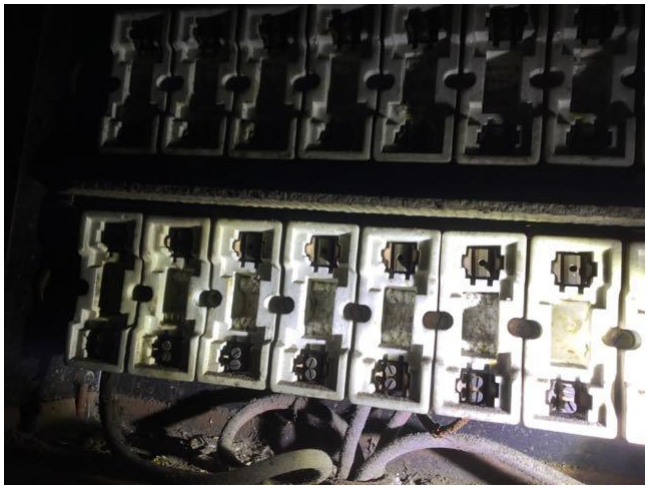
Analysis Result	Chrysotile	1
Product Type	Insulating Board	2
Condition	Good Condition	0
Surface Treatment	Unsealed Board	2

Material Risk Assessment Score
5
Risk Assessment Description
Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	Basement
Room	25 - Store Area
Description	Flash Pads to electrical units
Sample Reference	S010
Quantity	2 Units
Accessibility	Difficult



Material Assessment

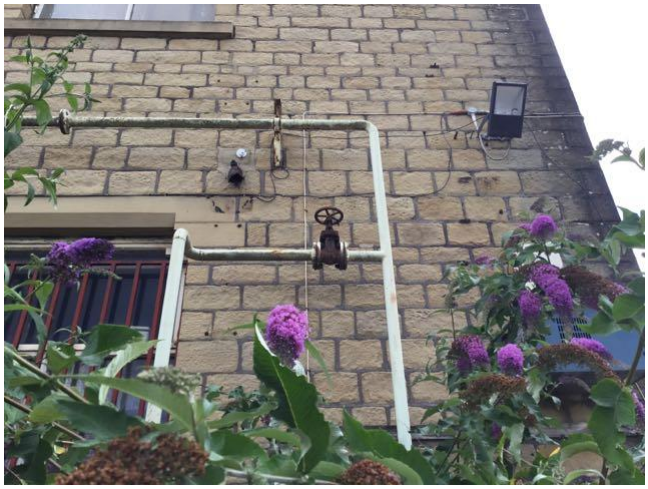
Analysis Result	Chrysotile	1
Product Type	Woven Textile	2
Condition	Good Condition	0
Surface Treatment	Unsealed Woven	2

Material Risk Assessment Score
5
Risk Assessment Description
Low Risk

Comments
N/A
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	The Gas Club
Floor	External
Room	99 - External
Description	Gaskets to flanges
Sample Reference	P
Quantity	3 Units
Accessibility	Difficult



Material Assessment

Analysis Result	Chrysotile	1
Product Type	Gaskets	2
Condition	Good Condition	0
Surface Treatment	Sealed Gasket	1

Material Risk Assessment Score
4
Risk Assessment Description
Very Low Risk

Comments
A sample of the material was not collected however it should be strongly presumed to contain asbestos
Recommendations
The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

6.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Quantity	Analysis Result	Risk Score	Action
The Gas Club	Basement	21 - Boiler Area	Putty seals to the redundant boiler	Medium	1	1	0	1 m²	Chrysotile	3	Remove
The Gas Club	Basement	22 - Store Area	Cement within electrical units	Medium	1	0	2	6 Units	Chrysotile	4	Remove
The Gas Club	Basement	22 - Store Area	Gaskets to pipe work	Difficult	2	0	1	2 Units	Chrysotile	4	Remove
The Gas Club	Basement	24 - Kitchen	Panels blanking 3 no windows	Difficult	2	0	2	6 m²	Chrysotile	5	Remove
The Gas Club	Basement	25 - Store Area	Flash Pads to electrical units	Difficult	2	0	2	2 Units	Chrysotile	5	Remove
The Gas Club	Ground Floor	09 - Office	Office floor	Easy	1	1	0	4 m²	Chrysotile (Bitumen Only)	3	Remove
The Gas Club	Ground Floor	17 - Concert Room	Below carpet and modern vinyl	Medium	1	0	0	175 m²	Chrysotile (Bitumen Only)	2	Remove
The Gas Club	External	99 - External	Gaskets to flanges	Difficult	2	0	1	3 Units	Chrysotile	4	Remove

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation, including product type.

Client and Site Details

Client Details	Site Address	Project Number
Erith Erith House Queen Street Erith Kent DA8 1RP	The Gas Club Gasworks St Huddersfield HD1 6AF	B-42827

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Kevin Carney	Acorn Analytical Services Limited	12 July 2023

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Thermoplastic Tiles & Bitumen Adhesive	Ground Floor	09 Office	Office floor	Chrysotile (Bitumen Only)
S002	Thermoplastic Tiles & Bitumen Adhesive	Ground Floor	17 Concert Room	Below carpet and modern vinyl	Chrysotile (Bitumen Only)
S003	Putty	Basement	21 Boiler Area	Putty seals to the redundant boiler	Chrysotile
S004	Putty	Basement	22 Store Area	Putty seal to soil pipe	No Asbestos Detected
S005	Woven Textile	Basement	22 Store Area	Wrap to cable	No Asbestos Detected
S006	Woven Textile	Basement	22 Store Area	Seals to electrical units	No Asbestos Detected
S007	Cement	Basement	22 Store Area	Cement within electrical units	Chrysotile
S008	Insulating Board	Basement	23 Store Area	Insulation board to doors	No Asbestos Detected
S009	Insulating Board	Basement	24 Kitchen	Panels blanking 3 no windows	Chrysotile

Bulk Analysis Results

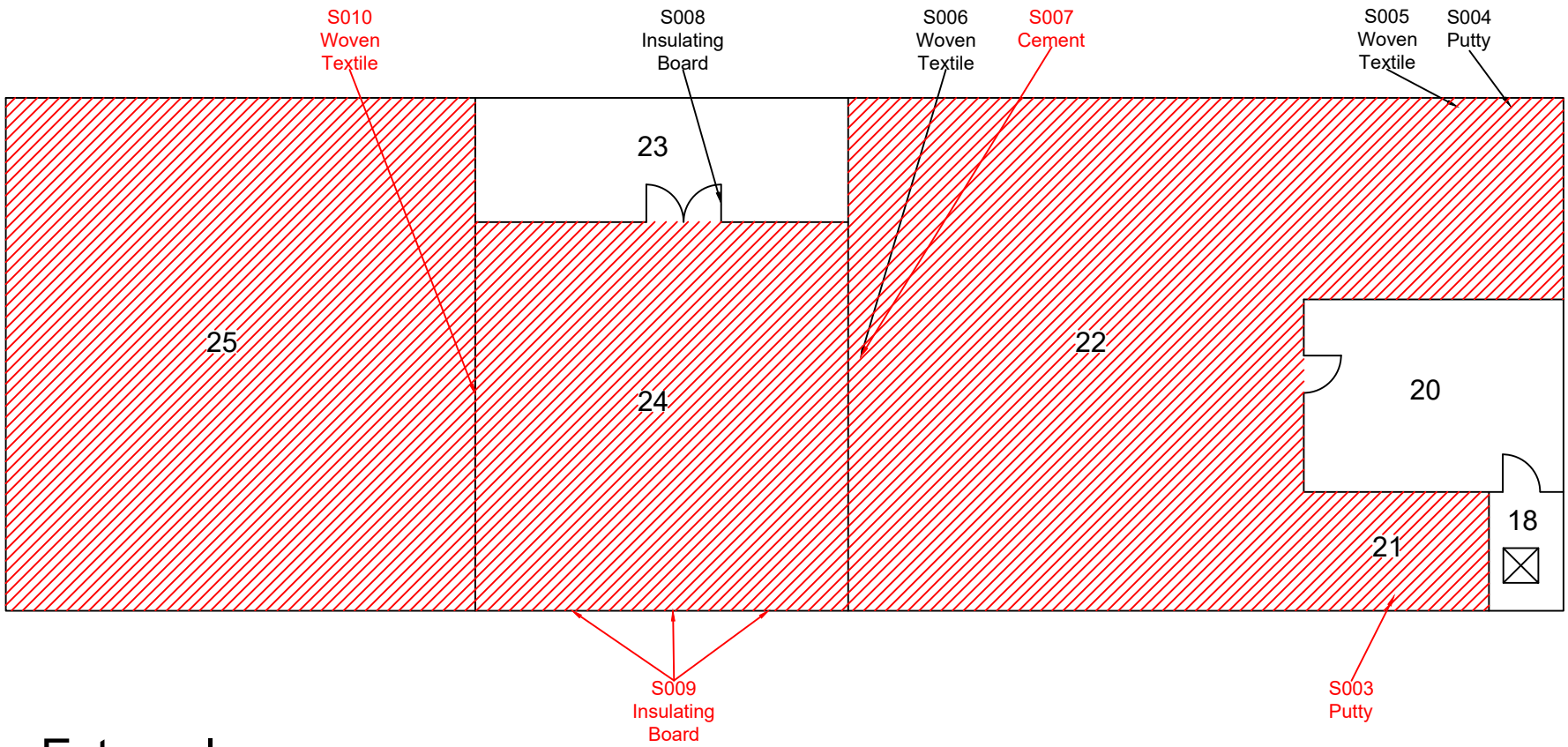
Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S010	Woven Textile	Basement	25 Store Area	Flash Pads to electrical units	Chrysotile

Signatures

Analysed and Issued By	Signature	Date
Leah Valente	L. Valente	17 July 2023

Appendix II Plans

Basement



External

acorn analytical services

Client:
Erith

Site:
The Gas Club
Gasworks Street
Huddersfield
HD1 6AF

Project Number:
B-42827 - Plan 1 of 4

Additional Information:

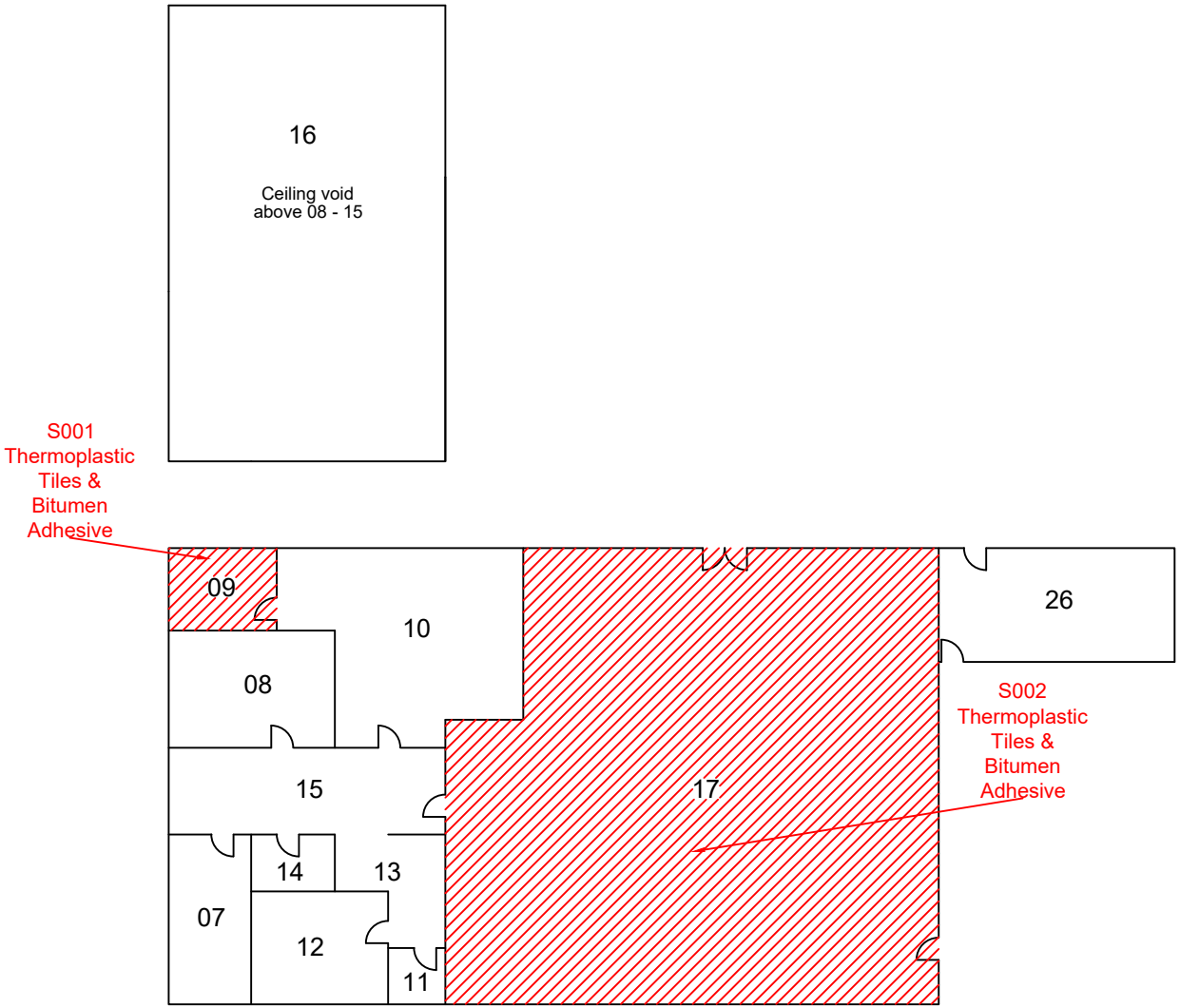
- Plans not to scale
- For more information please see the relevant section within the main report

Contains Asbestos

Limitation/No access Within Room

Outside Scope of Survey

Ground Floor



External

acorn analytical services

Client:
Erith

Site:
The Gas Club
Gasworks Street
Huddersfield
HD1 6AF

Project Number:
B-42827 - Plan 2 of 4

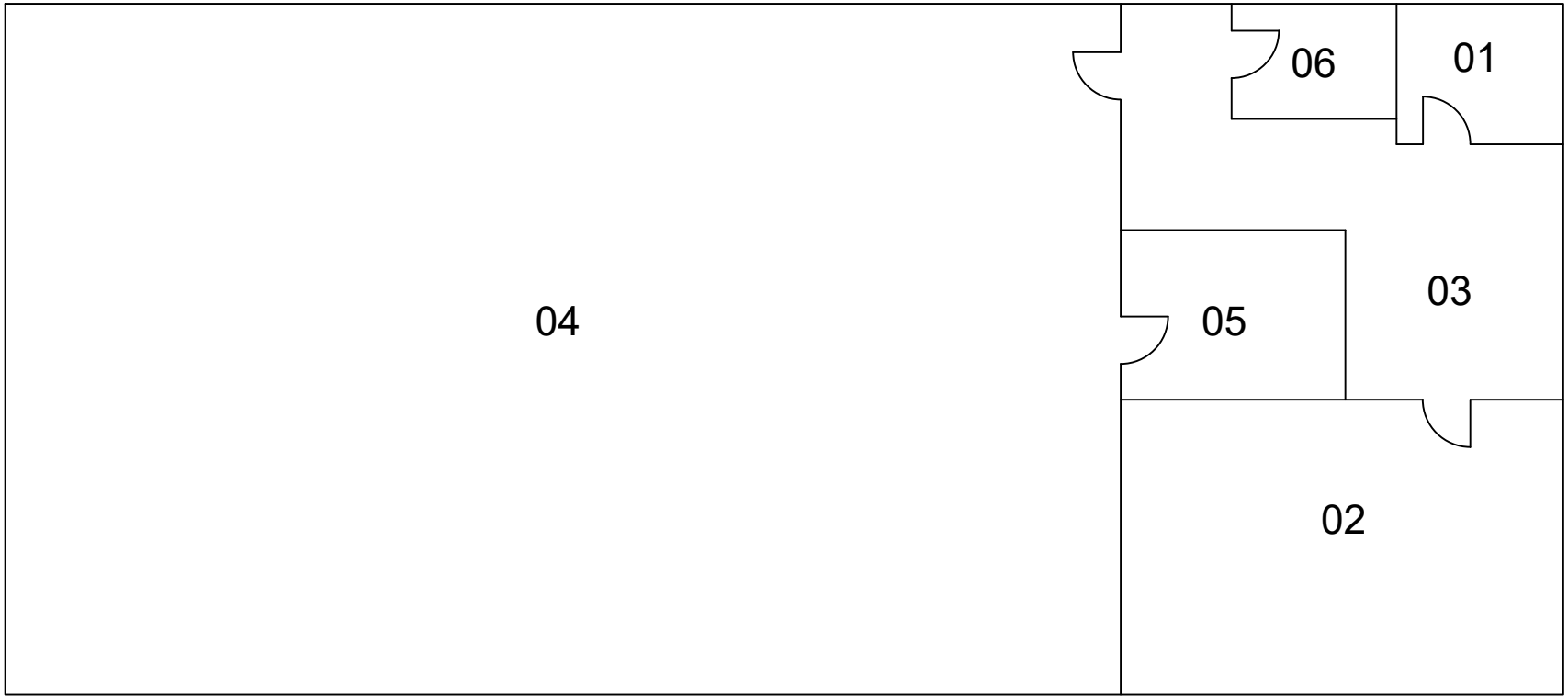
Additional Information:
- Plans not to scale
- For more information please see the relevant section within the main report

Contains Asbestos

Limitation/No access Within Room

Outside Scope of Survey

First Floor



External

Client:
Erith

Site:
The Gas Club
Gasworks Street
Huddersfield
HD1 6AF

Project Number:
B-42827 - Plan 3 of 4

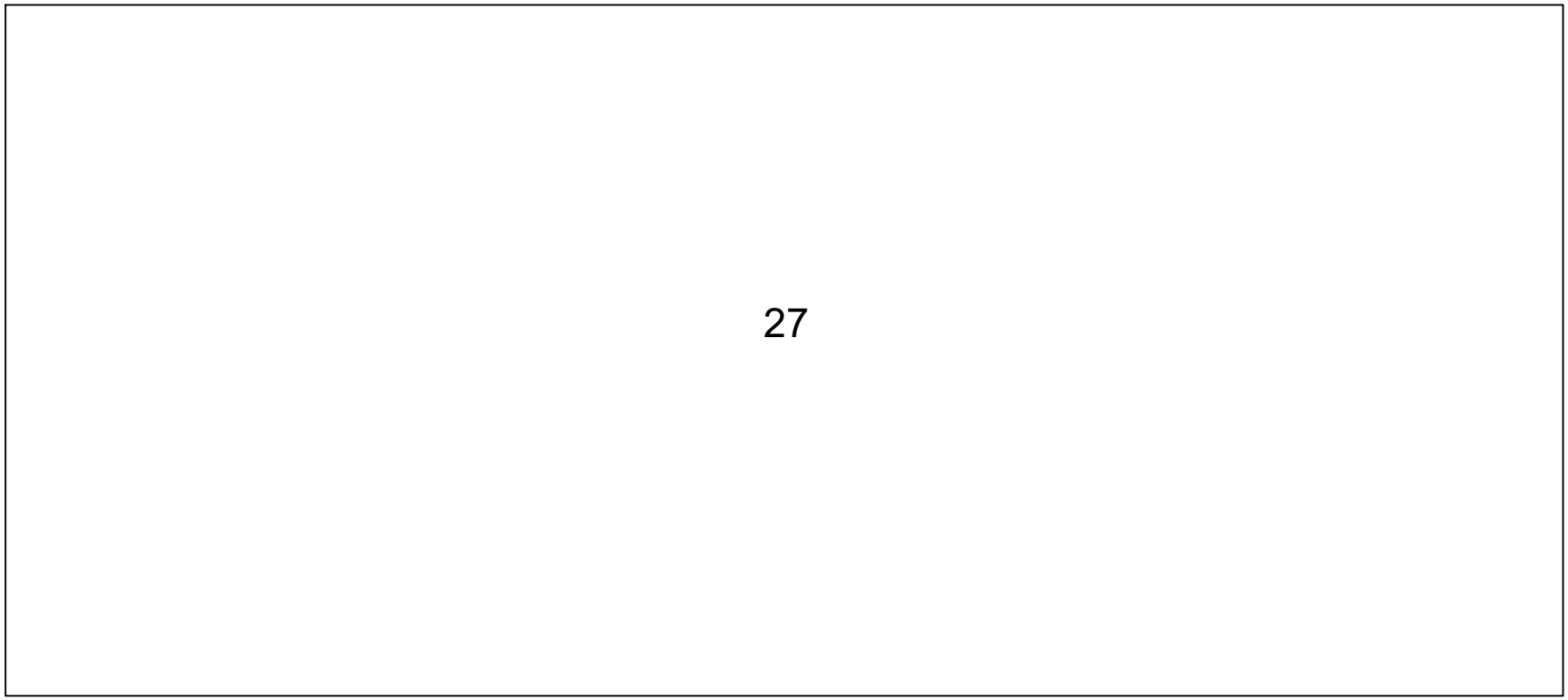
Additional Information:
- Plans not to scale
- For more information please see the relevant section within the main report

Contains Asbestos

Limitation/No access Within Room

Outside Scope of Survey

Roof



External

Client:
Erith

Site:
The Gas Club
Gasworks Street
Huddersfield
HD1 6AF

Project Number:
B-42827 - Plan 4 of 4

Additional Information:

- Plans not to scale
- For more information please see the relevant section within the main report

Contains Asbestos

Limitation/No access Within Room

Outside Scope of Survey

#Warning This Report is NOT an Asbestos Scoping Document

Asbestos Reports vs Asbestos Scoping / Tender Documents

What's the difference?

So, what is the difference between an Asbestos Report and an Asbestos Scoping / Tender Document? Well, asbestos reports are just that, they are documents produced to highlight the items that have been identified during a survey or reinspection.

The report confirms whether the item is asbestos containing, along with a host of other information such as its condition, location, product type, surface treatment. Additional information exists such as its quantity and location along with a photograph of the item itself.

What information doesn't it provide?

What an asbestos report does not do is to provide enough surrounding information to be an all-encompassing specification for tender. You see, to scope an asbestos project properly then additional information must be collected and detailed out so that all parties pricing for the works fully understand the project and what the project outcome looks like to the client.

The specification should also detail all ancillary works and details required to complete the works both safely and effectively. These could look at working hours, hazards on site, other trades for the works such as electricians or gas engineers through to additional site security requirements.

Another huge part of a project that needs to be considered are timeframes, client restrictions and also any item that is required by the client themselves that they need to undertake for a successful project to go ahead.

Who should price the works?

Finally, as part of the scoping and tender process the right contractors must be approached to provide costs for the works. These must be all pre vetted to ensure that they meet the client's requirements for insurance, professionalism and competency purposes. All of this information must be checked prior to issuing a specification to the approved contractors.

Depending on the size and complexity of the works separate site visits are then usually undertaken to bottom out any contractual questions and to ensure that any tender collusion risk is negated.

How is it all evaluated?

A deadline date should be set for the tenderers to return their costs. When they return these, they should be in a consistent format so that a consistent and like for like evaluation can be undertaken. At this stage any obscure costs or comments that come in should then be questioned and discussed for each tender return. Only when this process has been followed can the appropriate decision be made as to who is the best contractor for the project, who has understood it correctly and who has priced it appropriately.

How can Acorn help with this headache?

We're Asbestos Experts

At Acorn we regularly prepare specifications and tender asbestos works on behalf of our clients. They understand the complexities that surround asbestos work and they simply do not have the time to even consider this. We regularly update our approved list of contractors as we know who is pricing well and who is best for the type of works required. The type of works we help our clients tender and mange range from small one-off projects through to multi million-pound asbestos projects.

To get help with any required works in this report, just reply to the reporter who sent you this report and we will provide all the assistance you need to ensure you get the right project completed for the right price.