

| | | | |
|---------------------------------------|---|------------------------|--|
| ADDRESS: | Flat 2 Stoneleigh House Jacobs Wells Road Bristol BS8 1DL | CLIENT: | Sanctuary Maintenance PO Box 2039 2 Marybone Liverpool L69 3AQ |
| UPRN: | 003284/0001/007 | TELEPHONE NO: | 0800 916 1525 |
| BUILD DATE / CONSTRUCTION: | Flat | E-MAIL ADDRESS: | Lisa.McFarlane@sanctuary.co.uk |
| SURVEY TEAM: | Kyle McCarthy | CLIENT CONTACT: | Lisa McFarlane |
| SURVEY DATE: | 7 Feb 2025 | PRINT DATE: | 11 Feb 2025 |



REPORT FORMAT: This survey report is presented in a truncated format by written agreement with the client as it relates to part of a large property portfolio of simple domestic buildings, for which bulky reports are unnecessary and undesirable. Full documentation relating to SGS standard Terms and Conditions, report limitations and technical data has been provided to the client and is available on request.

REPORT SIGNATURES

This document has been electronically signed by:
Pre-Approver: Jordan Taylor (Project Co-Ordinator)



This document has been electronically signed by:
Approver (Lead Surveyor): Kyle McCarthy (Asbestos Consultant)–13 Feb 2025



This document is issued by the Company under its General Conditions of Service accessible at <https://www.sgs.com/en/Terms-and-Conditions.aspx>. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

SURVEY INTRODUCTION: The client Sanctuary Maintenance (Lisa McFarlane) has requested an asbestos survey to support planned work at this property. An Asbestos Refurbishment Survey, in accordance with HSG264 and SGS in-house procedure EHS-UK-QMP-16 was deemed the most appropriate survey type. This survey was carried out under a Service Agreement with the client that sets out the scope and limitations of the survey. This document should be read in conjunction with this survey report, with reference to extent of intrusion and location of checking and sample points.

SURVEY SCOPE OF WORKS: Targeted Refurbishment to the window frames (putty) Management to the remainder of the property

EXECUTIVE SUMMARY: No asbestos materials were identified during this survey. ACMs that may be disturbed by planned work should be removed or the work design altered to avoid disturbance. If a new work project or demolition is subsequently planned then a new survey should be carried out. The client should note that a further survey will be required should refurbishment work or demolition of the property be planned in future, particularly in regard to areas identified as 'no access' in the inspection records and void spaces and service boxing.

For specific surveyor recommendations on individual items in the context of the site and its planned use, please refer to the SUMMARY OF AREAS CONTAINING ACMS given below:

KEY

| | |
|--|---|
| | Likely to require a licensed asbestos removal contractor(LARC) for any works |
| | Unlikely to require a licensed asbestos removal contractor(LARC) for work, however, the extent and scope of work and the potential for fibre release must be assessed prior to any decision as to whether the work is licensable and / or notifiable under CAR regulations or Notifiable Non-Licensed work. |
| | No Access / Limited Access to area(s). |

LEVEL OF ID COLUMN

| | |
|-----------|---|
| ID | Denotes that a sample has been taken from this material at this location and analysed using Polarised Light Microscopy according to the method in HSG248. |
| SP | Denotes Strongly Presumed, meaning that the result of this material has been based on the result of a sample taken and analysed in this survey of a similar material. |
| P | Denotes presumed, meaning a definite identification based on the surveyor's knowledge, experience and/or previous analysis results, or where a material cannot be inspected, a presumption that asbestos is present as a default. |

NAD Denotes No Asbestos Detected in the referenced sample analysed.

RISK Denotes the sum of the material risk categories.

KEY TO ASBESTOS REGISTER:

ACMs Denotes Asbestos Containing Materials **MA** Denotes Material Assessment **PA** Denotes Priority Assessment*

*Priority Risk Assessments are outside of the Wolverhampton scope of accreditation

SUMMARY OF AREAS CONTAINING ACMS

Not Applicable

SURVEY RESULTS (INSPECTION RECORDS)

| ROOM USE: Entrance Hall/Foyer/Lobby | | FLOOR: Ground Floor | | | ROOM NO: G/001 | | | |
|-------------------------------------|-------------------------|---------------------|-------------|------------|----------------|-------------------|------------|-----|
| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk Score | Qty |
| No access below sealed carpet | Inaccessible | Inaccessible | | | | | | |
| Ceiling | Plasterboard | | | | | | | |
| Door | Wood/Timber | | | | | | | |
| Floor | Concrete | | | | | | | |
| Floor - Covering | Carpet | | | | | | | |
| Wall | Brick/Block and Plaster | | | | | | | |

| ROOM USE: Bathroom | | FLOOR: Ground Floor | | | ROOM NO: G/002 | | | |
|-----------------------------|---|---------------------|-------------|------------|----------------|-------------------|------------|-----|
| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk Score | Qty |
| No access behind bath panel | Inaccessible | Inaccessible | | | | | | |
| No access into boxing | Inaccessible | Inaccessible | | | | | | |
| No access below sealed lino | Inaccessible | Inaccessible | | | | | | |
| Ceiling | Plasterboard | | | | | | | |
| Door | Wood/Timber | | | | | | | |
| Floor | Concrete | | | | | | | |
| Floor - Covering | Composite Vinyl Tile, Vinyl/Lino - Modern | | | | | | | |

Key LARC not needed LARC Likely needed No Access ID - Sample Taken NAD - No Asbestos Detected P - Presumed SP As - visually Similar to Sample referenced

| | |
|-------------------|-------------------------|
| Pipework | Metal |
| Pipework | Plastic |
| Toilet Cistern(s) | Ceramic |
| Toilet Seat(s) | Plastic |
| Wall | Brick/Block and Plaster |

ROOM USE: Cupboard - Electrical

FLOOR: Ground Floor

ROOM NO: G/003

| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk Score | Qty |
|---|---|--------------|-------------|------------|-----------|-------------------|------------|-----|
| Limited access due to stored items blocking | Inaccessible | Inaccessible | | | | | | |
| Ceiling | Plasterboard | | | | | | | |
| Door | Wood/Timber | | | | | | | |
| Electrical Services | Metal | | | | | | | |
| Electrical Services | Plastic | | | | | | | |
| Electrical Services - Mounting Board | Wood/Timber | | | | | | | |
| Floor | Concrete | | | | | | | |
| Floor - Covering | Composite Vinyl Tile, Vinyl/Lino - Modern | | | | | | | |
| Wall | Brick/Block and Plaster | | | | | | | |

ROOM USE: Living Room/Lounge

FLOOR: Ground Floor

ROOM NO: G/004

| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk | Qty |
|--------------|--------------|--------|-------------|------------|-----------|-------------------|------|-----|
| | | | | | | | | |

Key LARC not needed LARC Likely needed No Access
 ID - Sample Taken NAD - No Asbestos Detected P - Presumed SP As - visually Similar to Sample referenced

| | ID | Score |
|-------------------------------|-------------------------|--------------|
| No access below sealed carpet | Inaccessible | Inaccessible |
| Ceiling | Plasterboard | |
| Door | Wood/Timber | |
| Floor | Concrete | |
| Floor - Covering | Carpet | |
| Pipework | Metal | |
| Wall | Brick/Block and Plaster | |
| Window - Sill | Plastic | |

ROOM USE: Cupboard

FLOOR: Ground Floor

ROOM NO: G/005

| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk Score | Qty |
|-----------------------------------|-------------------------|--------------|-------------|------------|-----------|-------------------|------------|-----|
| Little to no access into cupboard | Inaccessible | Inaccessible | | | | | | |
| Ceiling | Plasterboard | | | | | | | |
| Door | Wood/Timber | | | | | | | |
| Floor | Concrete | | | | | | | |
| Floor - Covering | Carpet | | | | | | | |
| Wall | Brick/Block and Plaster | | | | | | | |

ROOM USE: Kitchen

FLOOR: Ground Floor

ROOM NO: G/006

Key LARC not needed LARC Likely needed No Access ID - Sample Taken NAD - No Asbestos Detected P - Presumed SP As - visually Similar to Sample referenced

| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk Score | Qty |
|-----------------------------|---|--------------|-------------|------------|-----------|-------------------|------------|-----|
| No access into boxing | Inaccessible | Inaccessible | | | | | | |
| No access behind kickboards | Inaccessible | Inaccessible | | | | | | |
| No access below sealed lino | Inaccessible | Inaccessible | | | | | | |
| Boiler | Metal | | | | | | | |
| Ceiling | Plasterboard | | | | | | | |
| Door | Wood/Timber | | | | | | | |
| Floor | Concrete | | | | | | | |
| Floor - Covering | Composite Vinyl Tile, Vinyl/Lino - Modern | | | | | | | |
| Pipework | Metal | | | | | | | |
| Pipework | Plastic | | | | | | | |
| Wall | Brick/Block and Plaster | | | | | | | |
| Window - Sill | Plastic | | | | | | | |

ROOM USE: Loft Space

FLOOR: Roof Void

ROOM NO: R/001

| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk Score | Qty |
|---------------------|--------------|--------------|-------------|------------|-----------|-------------------|------------|-----|
| No access into loft | Inaccessible | Inaccessible | | | | | | |

ROOM USE: External

FLOOR: External

ROOM NO: E/001

| Sample Point | Product Type | Result | Level of ID | Sample No. | Condition | Surface Treatment | Risk | Qty |
|--------------|--------------|--------|-------------|------------|-----------|-------------------|------|-----|
|--------------|--------------|--------|-------------|------------|-----------|-------------------|------|-----|

Key LARC not needed LARC Likely needed No Access ID - Sample Taken NAD - No Asbestos Detected P - Presumed SP As - visually Similar to Sample referenced

| | | | ID | | Score |
|-----------------|-------------------|-----|----|----------|-------|
| Door | Wood/Timber | | | | |
| Pipework | Plastic | | | | |
| Rainwater Goods | Plastic | | | | |
| Wall | Brick/Block | | | | |
| Window | Composite Mastics | NAD | ID | ST001304 | |



ASBESTOS REGISTER

Not Applicable

MATERIAL SCORE ALGORITHM KEY

Example: Asbestos Insulating Board, in poor condition, unsealed would score:
 (2) Product Type (2) Surface Treatment (3) Condition (2) Asbestos Type, totalling 9 (Medium potential to release asbestos fibres).

| | | | |
|--|--|---|--|
| PRODUCT TYPE (Description of Material) | PRODUCT TYPE SCORING | CONDITION (Extent of Damage/ Deterioration) | CONDITION SCORING |
| | 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. | | 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 area where material has been damaged revealing loose asbestos fibres. 3 High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris. |
| | SURFACE TREATMENT | | ASBESTOS TYPE SCORING |
| | SURFACE TREATMENT SCORE | ASBESTOS TYPE | |
| | 0 Composite material 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. | 1 Chrysotile 2 Amosite, Tremolite, Actinolite or Anthophyllite 3 Crocidolite. | |
| MATERIAL RISK | | | |
| MATERIAL RISK SCORE IS DERIVED FROM TOTALLING EACH SECTION | | | |
| | POTENTIAL TO RELEASE ASBESTOS FIBRES | | |
| | 4 or less | | Very Low |
| | 5 – 6 | | Low |
| | 7 – 9 | | Medium |
| | 10 or more | | High |

Floor Plan Key

Items identified as non-asbestos

Items containing asbestos

Inaccessible items / areas

Areas containing positive ACMS



Inaccessible Areas



ACMs = Asbestos Containing Materials

Job No. J290297

Site Address: Flat 2, Stoneleigh House, Jacobs Wells Road, Bristol, , BS8 1DL

Floor: External



Key:



Inaccessible Area

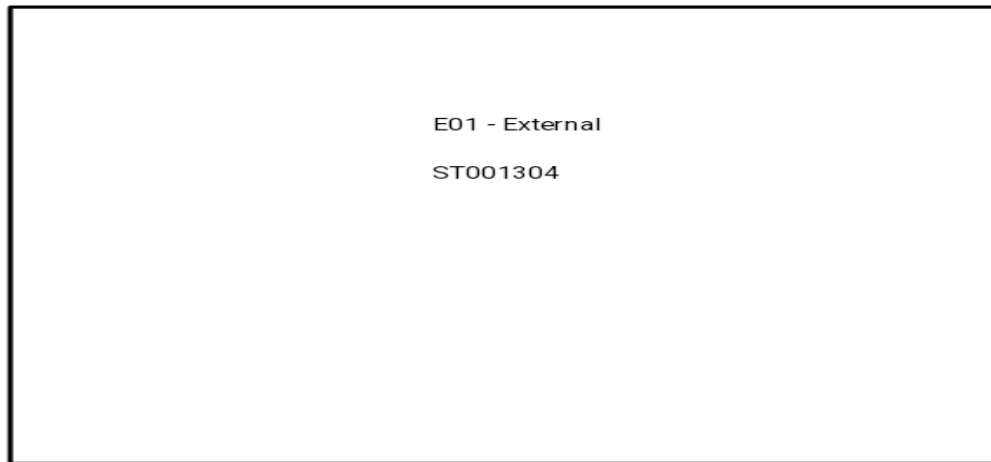


Contains ACM(s)

Non-asbestos sample

Asbestos sample

Inaccessible item








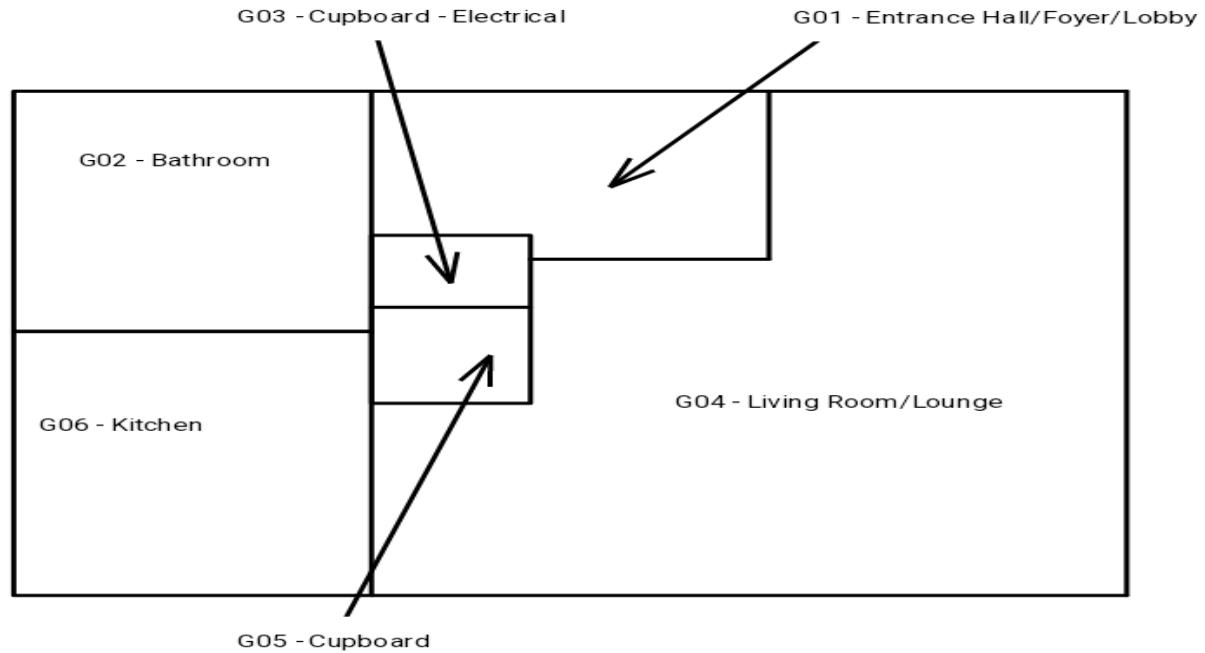
Job No. J290297

Site Address: Flat 2, Stoneleigh House, Jacobs Wells Road, Bristol, , BS8 1DL

Floor: Ground Floor



Key:  Inaccessible Area  Contains ACM(s)  Non-asbestos sample  Asbestos sample  Inaccessible item



Job No. J290297

Site Address: Flat 2, Stoneleigh House, Jacobs Wells Road, Bristol, , BS8 1DL

Floor: Roof Void



Key:



Inaccessible Area

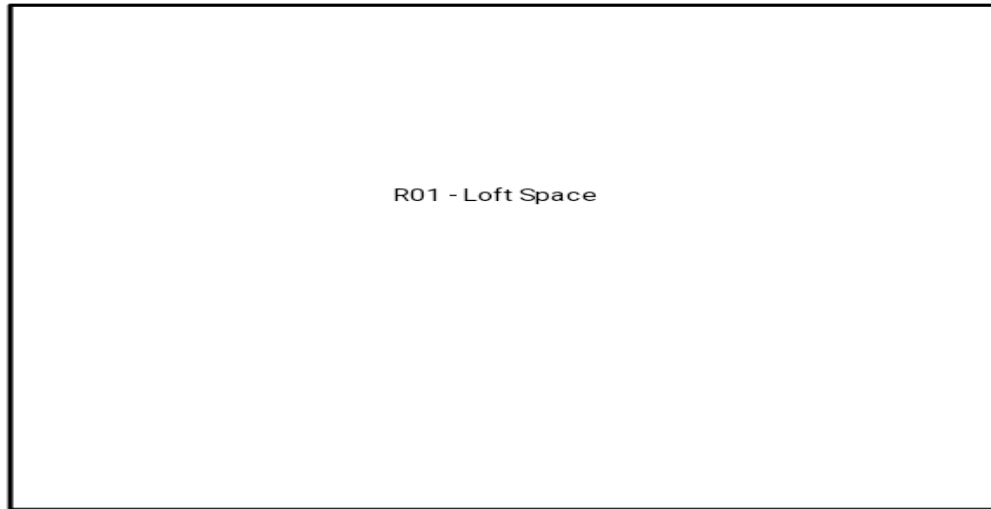


Contains ACM(s)

Non-asbestos sample

Asbestos sample

Inaccessible item



PHOTOS OF ASBESTOS PRODUCTS

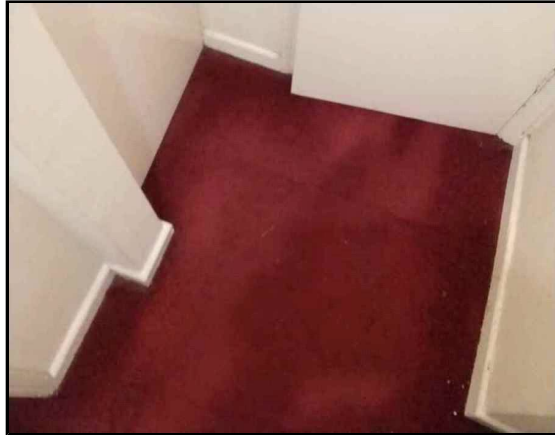
No Photos taken

PHOTOS OF NON-ASBESTOS ITEMS



External External (E.001)
Composite Mastics
Window,

NO ACCESS AREAS



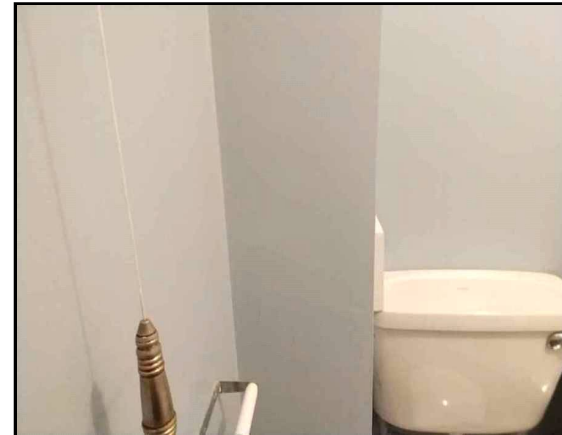
Ground Floor Entrance Hall/Foyer/Lobby (G.001)
Inaccessible
No access below sealed carpet



Roof Void Loft Space (R.001)
Inaccessible



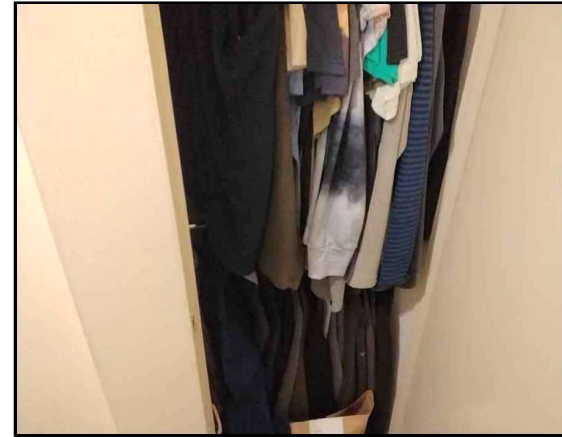
Ground Floor Bathroom (G.002)
Inaccessible
No access behind bath panel



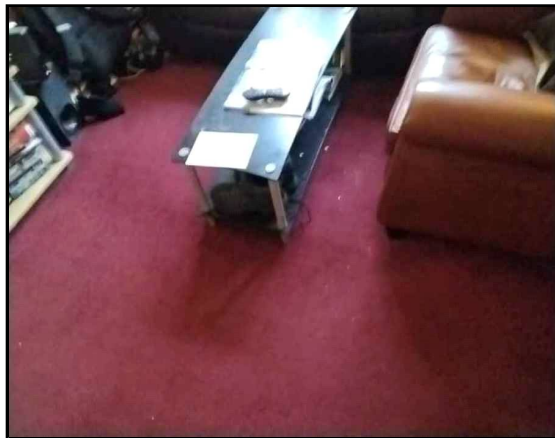
Ground Floor Bathroom (G.002)
Inaccessible
No access into boxing



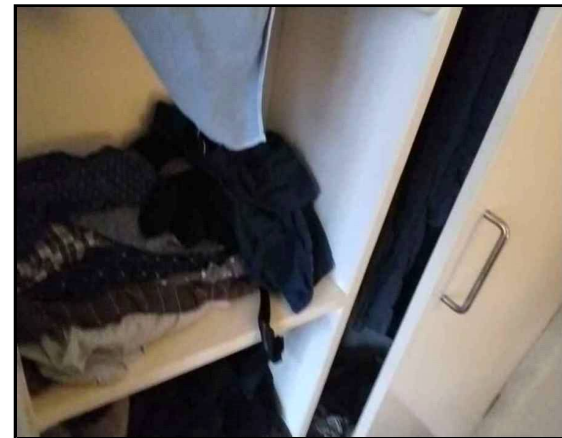
Ground Floor Bathroom (G.002)
Inaccessible
No access below sealed lino



Ground Floor Cupboard - Electrical (G.003)
Inaccessible
Limited access due to stored items blocking



Ground Floor Living Room/Lounge (G.004)
Inaccessible
No access below sealed carpet



Ground Floor Cupboard (G.005)
Inaccessible
Little to no access into cupboard



Ground Floor Kitchen (G.006)
Inaccessible
No access into boxing



Ground Floor Kitchen (G.006)
Inaccessible
No access behind kickboards



Ground Floor Kitchen (G.006)
Inaccessible
No access below sealed lino

ASBESTOS BULK ANALYSIS REPORT NO. J290297 – Issue 1

| | | | |
|--|---|--------------------------|--------------------------------|
| CUSTOMER / ADDRESS: | Sanctuary Maintenance PO Box 2039 2 Marybone Liverpool | TEL NO: | 0800 916 1525 |
| | | EMAIL: | Lisa.McFarlane@sanctuary.co.uk |
| | | ORDER NO: | Å 4501442927 |
| POST CODE: | L69 3AQ | CONTACT: | Lisa McFarlane |
| SAMPLED BY: | Kyle McCarthy | | |
| SITE LOCATION: | Flat 2, Stoneleigh House, Jacobs Wells Road, Bristol, , BS8 1DL | | |
| Asbestos bulk analysis report reference number and issue number: | J290297 – Issue 1 | | |
| <p>ANALYTICAL PROCEDURE (In house document based on HSE Publication HSG 248 Appendix 2) Fibres found in the sample or small portions of the sample were mounted on glass slides in specific refractive index liquids and examined using polarised light and dispersion staining microscopy in accordance with the above methods. SGS United Kingdom Ltd. accepts responsibility only for results obtained from samples received. No responsibility is accepted for errors arising from sampling or transportation of samples by a third party. Samples are retained for a minimum of six months and their records for a minimum of five years from the date of issue of the final report. NB: Decorative Coatings: due to the sporadic distribution and low concentration of asbestos fibres in this material, Scanning Electron Microscopy (SEM) is recommended. NOTE: This certificate shall not be reproduced except in full, without the prior written approval of the issuing laboratory. Disclaimer: This document is issued by the Company under its General Conditions of Service accessible at https://www.sgs.com/en/Terms-and-Conditions.aspx. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any holder of this document is advised that information contained hereon reflects the findings at the time of its intervention only and within the limits of Clients instructions, if any. The sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. Any alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law</p> | | | |
| KEY: | Crocidolite (Blue Asbestos) | Amosite (Brown Asbestos) | Chrysotile (White Asbestos) |
| | | | NAD (No Asbestos Detected) |
| OTHER AMPHIBOLE ASBESTOS: | Fibrous Actinolite | Fibrous Anthophyllite | Fibrous Tremolite |
| <p>The analytical methods used are not quantitative, typical % of asbestos content used in various products is available in HSG264 Appendix 2. Note: Opinions and interpretations, including any statement regarding the sample material type, are outside of the scope of SGS's UKAS testing accreditation.</p> | | | |

| LAB CODE | SAMPLE NO | SAMPLE DETAILS / LOCATION / DESCRIPTION | RESULT |
|---|--------------|---|--------|
| <u>Laura Cheema – 10/02/2025</u> | | | |
| ST001304 | ST001304/012 | External, External– Composite Mastics | NAD |

This document has been electronically signed by:



Laura Cheema – 10/02/2025
Laboratory Analyst