



Issue Date
15th September 2021

Reference Number
23458

Version 1

Asbestos Demolition Survey

Visit Date
8th September 2021

Site Address
Former Hope High School
Tanhouse Road
Skelmersdale
WN8 6BA

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CONTENTS

1. Known Site Inspection History	2
2. Executive Summary	3
3. Summary of Asbestos Management Recommendations	4
4. Scope of Client Instruction.....	5
5. Client and Property Information.....	6
6. Limitations of The Asbestos Demolition Survey	7
6.1 Standard Limitations of The Asbestos Demolition Survey.....	7
6.2 Site-Specific Limitations of The Asbestos Demolition Survey.....	9
7. Material Registers.....	10
7.1 Building Asbestos Register and Management Plan	11
7.2 Non-Accessed Areas Register	12
7.3 Non-Asbestos Containing Materials Register	13
8. Risk Assessment.....	14
8.1 Material Risk Assessment	15
8.2 Priority Risk Assessment	16
8.3 Total Risk Assessment Score.....	17
9. Sample and Asbestos Location Plan(s)	18
10. Sample Analysis Certification.....	19

1. KNOWN SITE INSPECTION HISTORY

Inspection date	Inspection carried out by	Inspection type	Next inspection due date
08/09/2021	BLS Asbestos Ltd	Asbestos Demolition Survey	Not required (if demolished)

Inspection reports that BLS Asbestos Ltd are aware of are listed above. It is important to be mindful that other inspection reports may exist.

2. EXECUTIVE SUMMARY

On 8th September 2021, an Asbestos Demolition Survey was carried out at Former Hope High School, Tanhouse Road, Skelmersdale, WN8 6BA. This visit was commissioned by ARP Associates on behalf of Tawd Valley Developments Ltd, West Lancashire Borough Council, and Lancashire County Council.

The scope of the Asbestos Demolition Survey was strictly limited to the proposed demolition works as detailed in the information provided by the client. No demolition works other than those notified to BLS Asbestos Ltd were considered during the site inspection. The following information was provided by the client:

- Existing floor plan, reference 'Lancashire County Council, 'Ground & First Floor Plan', 15/03/2003'.

Nineteen suspect materials were sampled. Laboratory analysis has determined that none of these materials contain asbestos.

For the purposes of identifying the locations of any samples taken, and all confirmed or presumed asbestos containing materials, all separate rooms included within the scope of the Asbestos Demolition Survey have been assigned consecutive numerical references. Refer to the Sample and Asbestos Location Plan(s) for further information.

The Building Asbestos Register and Management Plan provides detailed information as to how asbestos containing material(s) should be managed. As an Asbestos Demolition Survey has been instructed all management recommendations are defaulted to 'remove', 'prior to demolition'. All employees and contractors at the premises must use the Building Asbestos Register and Management Plan as a reference to minimise the risk of exposure to asbestos.

Two rooms were not accessed during the Asbestos Demolition Survey. These rooms must be presumed to contain asbestos containing material(s) until they have been accessed and inspected. A description of these rooms can be viewed in Limitations of the Asbestos Demolition Survey; Site-Specific Limitations of the Asbestos Demolition Survey.

Despite an Asbestos Demolition Survey being survey being far more intrusive than an Asbestos Management Survey, employees and contractors must be advised that they may still encounter unidentified asbestos containing material(s) in non-accessible areas. Any such areas are detailed in Limitations of the Asbestos Demolition Survey; Standard Limitations of the Asbestos Demolition Survey.

An Asbestos Demolition Survey is intended to locate, as far as reasonably practicable, all asbestos containing material(s) within the relevant part(s) of the premises undergoing demolition. There are inherent limits to what can be achieved by consultants using hand tools when investigating the fabric of the premises, particularly where solid construction is encountered. As such it must be acknowledged that the findings of this report cannot be considered definitive. BLS Asbestos Ltd cannot accept liability for any additional costs associated with the removal of unidentified asbestos containing material(s).

A Priority Assessment has been carried out by the consultant and is provided within this report. This is based on the fact that the premises were vacant and unoccupied at the time of the survey. As such it does not consider any future or likely usages of the premises surveyed.

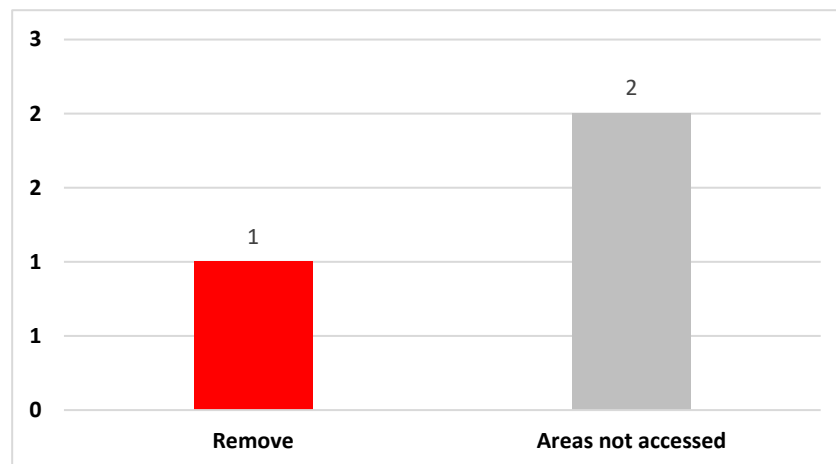
3. SUMMARY OF ASBESTOS MANAGEMENT RECOMMENDATIONS

Remove: 1

Prior to demolition: 1

Areas not accessed: 2

Access and inspect: 2



4. SCOPE OF CLIENT INSTRUCTION

It is understood that an Asbestos Demolition Survey and resultant report is required to provide an up-to-date building asbestos register and management plan for all confirmed and presumed asbestos containing material(s).

BLS Asbestos Ltd will check the condition, quantity, location and extent of all suspected asbestos containing material(s) sampled or presumed during the Asbestos Demolition Survey.

The scope of client instruction extended to the following areas:

- Ground floor; office areas, former classrooms, store rooms, sports hall, kitchen.
- First floor; office areas, toilet, plant room.
- External areas; all safely accessible surfaces.

Any areas that fell outside the scope of client instruction were not inspected.

5. CLIENT AND PROPERTY INFORMATION

Client

ARP Associates

Client instruction received from

Matthew Wilson

Client address

5 & 6 Northwest Business Park, Servia Hill, Leeds, LS6 2QH

Asbestos Demolition Survey site address

Former Hope High School, Tanhouse Road, Skelmersdale, WN8 6BA

Site contact

Danielle Ashworth – 07513 120025

6. LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

6.1 STANDARD LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

Live electrics and plant will not be accessed or inspected unless the client arranges safe and isolated access.

It is possible that asbestos containing residues and debris from previous asbestos removal operations may remain undetected as it is not reasonably practicable to inspect all surfaces. Examples of this include thermal insulation residues to pipework installations and asbestos insulating board debris within structural voids. Where it is known that asbestos containing material(s) has/have been removed in the past, it is recommended that suitable control measures are implemented.

Subterranean service runs, ducts and voids were not accessed during the asbestos survey. Upon excavation of the site any such areas will need to be inspected in conjunction with specialist contractors.

Suspected asbestos containing material(s) will be sampled during the survey, or if access is not possible, presumed to contain asbestos. The possibility of additional asbestos containing material(s) being present behind, above or below such suspect materials must be considered.

The internal workings of any electrical, mechanical or heating equipment and machinery, including any associated electrical cabling, pipework and associated pipework elements such as flanges and valves. Upon the dismantling or decommissioning of any such equipment, further inspections can be made in conjunction with specialist contractors.

Where a non-homogenous material has been sampled and it is NAD (No Asbestos Detected), other areas not sampled may still contain asbestos.

Within solid structural framework and solid floor/ceiling slabs. Specialist heavy-duty equipment will be required to investigate such areas.

The following must be acknowledged:

The extent of the Asbestos Demolition Survey included only those areas affected by the proposed demolition works confirmed by the client to BLS Asbestos Ltd, be that in writing or verbally. No other areas have been considered or inspected.

6.2 SITE-SPECIFIC LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

The following site-specific rooms could not be accessed and inspected:

- Room G.62 on the ground floor could not be accessed as the entrance was boarded over utilising non-standard screws.
- Room G.63 on the ground floor could not be accessed as the room is within an area sealed shut using metal sheeting.

If these areas are included within the scope of the proposed demolition works, further inspection will be required once access into these areas has been organised by the client.

7. MATERIAL REGISTERS

The following registers contain location, material type, quantity, accessibility and risk assessment information pertaining to all confirmed and/or presumed asbestos containing material(s) and confirmed non-asbestos containing material(s), identified during the Asbestos Demolition Survey.

Individual tabulated records may carry the following acronyms. It is important they are acknowledged and understood:

NS	No Sample was taken from the material. This may be because of the hardness of the material or the difficulty in procuring a sample due to access or health and safety considerations.
P	'P' signifies that the consultant has been unable to sample a material and has Presumed it to contain asbestos. This conclusion is reached by default, as there is insufficient evidence to suggest that a material does not contain asbestos. In such cases the type of asbestos defaults to either crocidolite (blue) or chrysotile (white) dependant on the material type.
SP	'SP' signifies that the consultant has been unable to sample a material and has Strongly Presumed it to contain asbestos. This conclusion is reached where there is a strong presumption that the material does contain asbestos based on consultant knowledge and experience. Again, in such cases the type of asbestos defaults to either crocidolite (blue) or chrysotile (white) dependant on the material type.
VI	A material may not be sampled if it is Visually Identical to one sampled previously. Where the letters 'VI' are used the number that follows is that of the sample to which the material is visually identical.
NA	Where it has not been possible to access and inspect a specific room or area (Not Accessed), asbestos containing material(s) will be presumed to be present. This will remain the default position until proven otherwise.

Accessibility of asbestos containing material is defined as:

Easy	The asbestos containing material is exposed and can be touched without the use of any access equipment.
Medium	The asbestos containing material is enclosed and/or stepladders are required to touch the asbestos containing material.
Difficult	Destructive techniques and/or specialist access equipment such as a MEWP are required to touch the asbestos containing material.

The results of the Asbestos Demolition Survey now follow.

7.1 BUILDING ASBESTOS REGISTER AND MANAGEMENT PLAN

Asbestos containing material(s) information now follows two-fold:

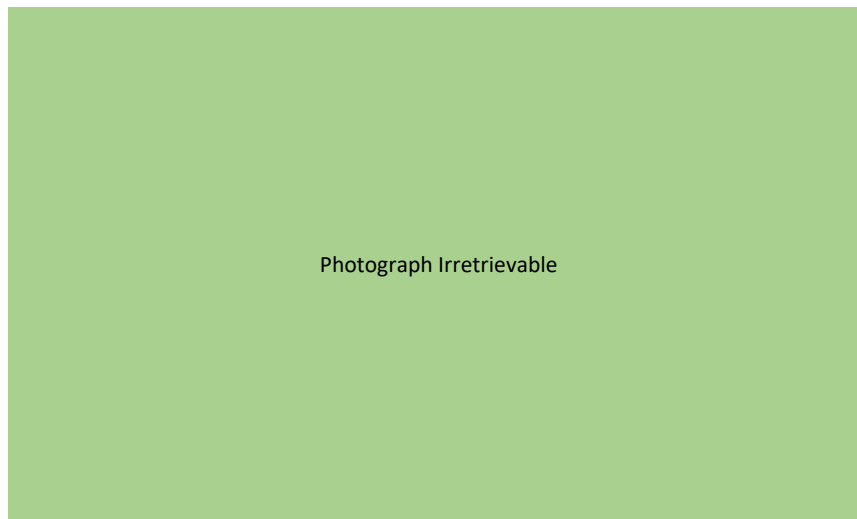
Firstly; a summary table detailing sample numeration, the floor and room(s) in which the asbestos containing material has been identified along with the specific location(s) therefrom, the asbestos containing material type, the quantity of, the overall risk posed (taking into account both the material and priority risk assessments), the accessibility of the asbestos containing material, and finally the current basic management recommendaton (based on the observations made during the site inspection).

Secondly; individual data sheets which supplement the above information with the floor plan reference colour used, photography, a full breakdown of the material and priority risk assessment algorithms applied and the resultant total risk assessment score, the priority assigned to the management recommendation made and additional comments as required.

Please note that any articles of concrete, stone, brick, cinder block, mortar, metal, plastic, glass, timber, plywood, chipboard, plasterboard, plaster skim, MMMF or any other material known to be free of asbestos fibres are not recorded.

Sample Number	Floor, Room	Location	Material	Quantity	Risk Level Posed	Accessibility	Management Recommendation
51 NS	Ground floor, G.27	Within the electrical equipment	Presumed asbestos textiles	10 units	LOW	MEDIUM	Remove

Sample Number	51 NS	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.27	Location	Within the electrical equipment
Material	Presumed asbestos textiles	Quantity	10 units

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	0
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	1
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1 (Presumed)	Type of Maintenance (0-3)	3

Total Risk Assessment Score	9	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments
Although the electrical equipment throughout the building appears modern, the possibility that it contains asbestos containing materials should not be overlooked.

7.2 NON-ACCESSED AREAS REGISTER

The Health and Safety Executive (HSE) states that areas not accessed must be presumed to contain asbestos and be managed on this basis, until it can be proven otherwise.

Maintenance or any other disturbance work should not be carried out in non-accessed areas until they have been accessed and inspected.

Information regarding areas that could not be accessed now follows two-fold:

Firstly; a summary table detailing sample numeration and location information regarding the areas that could not be accessed.

Secondly; individual data sheets which supplement the above information with the floor plan reference colour used, photography, and additional comments detailing the circumstances that prevented access during the inspection.

Sample Number	Floor, Room	Location	Management Recommendation
49 NA	Ground floor, G.62	Externally accessed room	Access and inspect
50 NA	Ground floor, G.63	Externally accessed room	Access and inspect

Sample Number	49 NA	Floor Plan Colour	Grey hatched
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Floor, Room	Ground floor, G.62	Location	Externally accessed room
Material		Quantity	

Material Assessment		Priority Assessment	
Product Type (1-3)		Occupant Activity (0-3)	
Extent of Damage (0-3)		Likelihood of Disturbance (0-3)	
Surface Treatment (0-3)		Number of Occupants (0-3)	
Asbestos Type (1-3)		Type of Maintenance (0-3)	

Total Risk Assessment Score		Risk Level Posed	
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Accessibility of the Asbestos Containing Material	
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Management Recommendation	Priority
Access and inspect	As soon as practicable

Additional Comments

Sample Number	50 NA	Floor Plan Colour	Grey hatched
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Floor, Room	Ground floor, G.63	Location	Externally accessed room
Material		Quantity	

Material Assessment		Priority Assessment	
Product Type (1-3)		Occupant Activity (0-3)	
Extent of Damage (0-3)		Likelihood of Disturbance (0-3)	
Surface Treatment (0-3)		Number of Occupants (0-3)	
Asbestos Type (1-3)		Type of Maintenance (0-3)	

Total Risk Assessment Score		Risk Level Posed	
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Accessibility of the Asbestos Containing Material	
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Management Recommendation	Priority
Access and inspect	As soon as practicable

Additional Comments

7.3 NON-ASBESTOS CONTAINING MATERIALS REGISTER

Non-asbestos containing material(s) information now follows two-fold:

Firstly; a summary table detailing sample numeration, the floor and room(s) in which the non-asbestos containing material has been identified along with the specific location(s) therefrom and the quantity of.

Secondly; individual data sheets which supplement the above information with photography and additional comments as required.

Please note that any articles of concrete, stone, brick, cinder block, mortar, metal, plastic, glass, timber, plywood, chipboard, plasterboard, plaster skim, MMMF or any other material known to be free of asbestos fibres are not recorded.

Sample Number	Floor, Room	Location	Material	Quantity
1	Ground floor, G.04	Floor	Green linoleum	4 sq. m.
2	Ground floor, G.04	Underside of the sink	Bitumen pads	2 units
3 VI 2	Ground floor, G.04	Cupboard beneath the sink	Bitumen pad debris	1 unit
4	Ground floor, G.08	Floor	Brown linoleum	3 sq. m.
5	Ground floor, G.10	Floor	Grey linoleum	6 sq. m.
6	Ground floor, G.14	Floor	Blue linoleum	8 sq. m.
7 VI 6	Ground floor, G.15	Floor	Blue linoleum	8 sq. m.
8	Ground floor, G.18	Floor	Blue linoleum	4 sq. m.
9 VI 2	Ground floor, G.18	Underside of the sink	Bitumen pads	2 units
10 VI 8	Ground floor, G.19	Floor	Blue linoleum	6 sq. m.
11	Ground floor, G.22	Floor	Green linoleum	160 sq. m.
12 VI 4	Ground floor, G.23	Floor	Brown linoleum	15 sq. m.
13 VI 4	Ground floor, G.25	Floor	Brown linoleum	15 sq. m.
14 VI 4	Ground floor, G.26	Floor	Brown linoleum	8 sq. m.
15 VI 4	Ground floor, G.27	Floor	Brown linoleum	9 sq. m.
16 VI 5	Ground floor, G.29	Floor	Grey linoleum	4 sq. m.
17 VI 5	Ground floor, G.30	Floor	Grey linoleum	4 sq. m.
18 VI 6	Ground floor, G.34	Floor	Blue linoleum	8 sq. m.
19 VI 6	Ground floor, G.35	Floor	Blue linoleum	8 sq. m.
20 VI 4	Ground floor, G.36	Floor	Brown linoleum	3 sq. m.
21 VI 4	Ground floor, G.37	Floor	Brown linoleum	12 sq. m.
22 VI 4	Ground floor, G.38	Floor	Brown linoleum	12 sq. m.
23	Ground floor, G.40	Floor	Blue linoleum	40 sq. m.
24 VI 4	Ground floor, G.41	Floor	Brown linoleum	4 sq. m.
25 VI 4	Ground floor, G.46	Floor	Brown linoleum	6 sq. m.
26	Ground floor, G.42	Floor	Brown linoleum	80 sq. m.
27 VI 4	Ground floor, G.43	Floor	Brown linoleum	6 sq. m.
28 VI 26	Ground floor, G.44	Floor	Brown linoleum	30 sq. m.
29 VI 23	Ground floor, G.47	Floor	Blue linoleum	25 sq. m.
30 VI 4	Ground floor, G.47	Floor in the cupboard	Brown linoleum	2 sq. m.
31 VI 5	Ground floor, G.49	Floor	Grey linoleum	6 sq. m.
32 VI 5	Ground floor, G.50	Floor	Grey linoleum	6 sq. m.
33 VI 6	Ground floor, G.53	Floor	Blue linoleum	8 sq. m.
34 VI 6	Ground floor, G.54	Floor	Blue linoleum	8 sq. m.
35	Ground floor, G.59	Floor	Blue linoleum	4 sq. m.
36 VI 35	Ground floor, G.60	Floor	Blue linoleum	4 sq. m.
37	Stairwell, ST.01	Step treads	Grey stair nosing	12 units
38 VI 35	First floor, 1.02	Floor	Blue linoleum	2 sq. m.
39	First floor, 1.04	Seals to the boiler flue pipes	Red mastic	3 units
40	First floor, 1.04	Within the boilers	Textile seals	3 units

Sample Number	Floor, Room	Location	Material	Quantity
41	First floor, 1.04	Pipework flanges throughout	Gaskets	20 units
42	First floor, 1.04	Seals to the metal ventilation ductwork	Grey mastic	30 lin. m.
43	First floor, throughout	Within the wall and ceiling voids	Insulation	150 sq. m.
44	First floor, throughout	Pipework throughout	Insulation	100 lin. m.
45	Roof, throughout	Underside of the roof	Bituminous felt	1200 sq. m.
46	External	Low level brickwork	Bitumen damp proof course	150 lin. m.
47 VI 43	Ground floor, throughout	Within the wall and ceiling voids	Insulation	500 sq. m.
48 VI 44	Ground floor, throughout	Pipework throughout	Insulation	50 lin. m.

Sample Number	1	No Asbestos Detected
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Floor, Room	Ground floor, G.04	Location	Floor
Material	Green linoleum	Quantity	4 sq. m.

Sample Number	2	No Asbestos Detected
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Floor, Room	Ground floor, G.04	Location	Underside of the sink
Material	Bitumen pads	Quantity	2 units

Sample Number	3 VI 2	No Asbestos Detected
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Floor, Room	Ground floor, G.04	Location	Cupboard beneath the sink
Material	Bitumen pad debris	Quantity	1 unit

Sample Number	4	No Asbestos Detected
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Floor, Room	Ground floor, G.08	Location	Floor
Material	Brown linoleum	Quantity	3 sq. m.

Sample Number	5	No Asbestos Detected
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Floor, Room	Ground floor, G.10	Location	Floor
Material	Grey linoleum	Quantity	6 sq. m.

Sample Number	6	No Asbestos Detected
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Floor, Room	Ground floor, G.14	Location	Floor
Material	Blue linoleum	Quantity	8 sq. m.

Sample Number	7 VI 6	No Asbestos Detected
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Floor, Room	Ground floor, G.15	Location	Floor
Material	Blue linoleum	Quantity	8 sq. m.

Sample Number	8	No Asbestos Detected
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Floor, Room	Ground floor, G.18	Location	Floor
Material	Blue linoleum	Quantity	4 sq. m.

Sample Number	9 VI 2	No Asbestos Detected
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Floor, Room	Ground floor, G.18	Location	Underside of the sink
Material	Bitumen pads	Quantity	2 units

Sample Number	10 VI 8	No Asbestos Detected
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Floor, Room	Ground floor, G.19	Location	Floor
Material	Blue linoleum	Quantity	6 sq. m.

Sample Number	11	No Asbestos Detected
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Floor, Room	Ground floor, G.22	Location	Floor
Material	Green linoleum	Quantity	160 sq. m.

Sample Number	12 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.23	Location	Floor
Material	Brown linoleum	Quantity	15 sq. m.

Sample Number	13 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.25	Location	Floor
Material	Brown linoleum	Quantity	15 sq. m.

Sample Number	14 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.26	Location	Floor
Material	Brown linoleum	Quantity	8 sq. m.

Sample Number	15 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.27	Location	Floor
Material	Brown linoleum	Quantity	9 sq. m.

Sample Number	16 VI 5	No Asbestos Detected
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Floor, Room	Ground floor, G.29	Location	Floor
Material	Grey linoleum	Quantity	4 sq. m.

Sample Number	17 VI 5	No Asbestos Detected
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Floor, Room	Ground floor, G.30	Location	Floor
Material	Grey linoleum	Quantity	4 sq. m.

Sample Number	18 VI 6	No Asbestos Detected
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Floor, Room	Ground floor, G.34	Location	Floor
Material	Blue linoleum	Quantity	8 sq. m.

Sample Number	19 VI 6	No Asbestos Detected
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Floor, Room	Ground floor, G.35	Location	Floor
Material	Blue linoleum	Quantity	8 sq. m.

Sample Number	20 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.36	Location	Floor
Material	Brown linoleum	Quantity	3 sq. m.

Sample Number	21 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.37	Location	Floor
Material	Brown linoleum	Quantity	12 sq. m.

Sample Number	22 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.38	Location	Floor
Material	Brown linoleum	Quantity	12 sq. m.

Sample Number	23	No Asbestos Detected
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Floor, Room	Ground floor, G.40	Location	Floor
Material	Blue linoleum	Quantity	40 sq. m.

Sample Number	24 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.41	Location	Floor
Material	Brown linoleum	Quantity	4 sq. m.

Sample Number	25 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.46	Location	Floor
Material	Brown linoleum	Quantity	6 sq. m.

Sample Number	26	No Asbestos Detected
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Floor, Room	Ground floor, G.42	Location	Floor
Material	Brown linoleum	Quantity	80 sq. m.

Sample Number	27 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.43	Location	Floor
Material	Brown linoleum	Quantity	6 sq. m.

Sample Number	28 VI 26	No Asbestos Detected
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Floor, Room	Ground floor, G.44	Location	Floor
Material	Brown linoleum	Quantity	30 sq. m.

Sample Number	29 VI 23	No Asbestos Detected
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Floor, Room	Ground floor, G.47	Location	Floor
Material	Blue linoleum	Quantity	25 sq. m.

Sample Number	30 VI 4	No Asbestos Detected
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Floor, Room	Ground floor, G.47	Location	Floor in the cupboard
Material	Brown linoleum	Quantity	2 sq. m.

Sample Number	31 VI 5	No Asbestos Detected
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Floor, Room	Ground floor, G.49	Location	Floor
Material	Grey linoleum	Quantity	6 sq. m.

Sample Number	32 VI 5	No Asbestos Detected
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Floor, Room	Ground floor, G.50	Location	Floor
Material	Grey linoleum	Quantity	6 sq. m.

Sample Number	33 VI 6	No Asbestos Detected
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Floor, Room	Ground floor, G.53	Location	Floor
Material	Blue linoleum	Quantity	8 sq. m.

Sample Number	34 VI 6	No Asbestos Detected
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Floor, Room	Ground floor, G.54	Location	Floor
Material	Blue linoleum	Quantity	8 sq. m.

Sample Number	35	No Asbestos Detected
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Floor, Room	Ground floor, G.59	Location	Floor
Material	Blue linoleum	Quantity	4 sq. m.

Sample Number	36 VI 35	No Asbestos Detected
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Floor, Room	Ground floor, G.60	Location	Floor
Material	Blue linoleum	Quantity	4 sq. m.

Sample Number	37	No Asbestos Detected
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Floor, Room	Stairwell, ST.01	Location	Step treads
Material	Grey stair nosing	Quantity	12 units

Sample Number	38 VI 35	No Asbestos Detected
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Floor, Room	First floor, 1.02	Location	Floor
Material	Blue linoleum	Quantity	2 sq. m.

Sample Number	39	No Asbestos Detected
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Floor, Room	First floor, 1.04	Location	Seals to the boiler flue pipes
Material	Red mastic	Quantity	3 units

Sample Number	40	No Asbestos Detected
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Floor, Room	First floor, 1.04	Location	Within the boilers
Material	Textile seals	Quantity	3 units

Sample Number	41	No Asbestos Detected
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Floor, Room	First floor, 1.04	Location	Pipework flanges throughout
Material	Gaskets	Quantity	20 units

Sample Number	42	No Asbestos Detected
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Floor, Room	First floor, 1.04	Location	Seals to the metal ventilation ductwork
Material	Grey mastic	Quantity	30 lin. m.

Sample Number	43	No Asbestos Detected
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Floor, Room	First floor, throughout	Location	Within the wall and ceiling voids
Material	Insulation	Quantity	150 sq. m.

Sample Number	44	No Asbestos Detected
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Floor, Room	First floor, throughout	Location	Pipework throughout
Material	Insulation	Quantity	100 lin. m.

Sample Number	45	No Asbestos Detected
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Floor, Room	Roof, throughout	Location	Underside of the roof
Material	Bituminous felt	Quantity	1200 sq. m.

Sample Number	46	No Asbestos Detected
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Floor, Room	External	Location	Low level brickwork
Material	Bitumen damp proof course	Quantity	150 lin. m.

Sample Number	47 VI 43	No Asbestos Detected
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Floor, Room	Ground floor, throughout	Location	Within the wall and ceiling voids
Material	Insulation	Quantity	500 sq. m.

	48 VI 44	No Asbestos Detected
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	Ground floor, throughout		Pipework throughout
	Insulation		50 lin. m.

8. RISK ASSESSMENT

BLS Asbestos Ltd categorises the risk level of asbestos containing material by combining a material assessment which focuses purely on the material itself, and a priority assessment which focuses on the usual (at the time of the inspection) conditions of the environment in which the asbestos containing material is located.

The combined result of these two assessments then provides a total risk assessment score which in turn dictates whether the asbestos containing material is deemed to pose a very low, low, medium or high risk.

Please find overleaf tables detailing the criteria dictating these risk assessments.

8.1 MATERIAL RISK ASSESSMENT

	Score	Examples
Product Type	1	Asbestos reinforced plastics, composites, resins, mastics, putties, felts, bitumen, floor tiles, textured coatings, cement.
	2	Asbestos insulating board, millboard, textiles, ropes, gaskets, paper and cardboard.
	3	Asbestos loose fill, sprayed coating and insulation.
Extent of Damage	0	Good condition, no visible damage at all, completely sealed or enclosed.
	1	Low damage, a few scratches, surface marks or some visible unsealed areas.
	2	Medium damage, visible cracking or breakage.
	3	High damage resulting in hanging or loose asbestos debris.
Surface Treatment	0	Asbestos reinforced plastics, composites, resins, mastics, felts, floor tiles and linoleum (if not paper backed).
	1	Enclosed sprays and lagging, sealed asbestos insulating board (with exposed face encapsulated or enclosed), encapsulated or enclosed textiles, cement products, textured coatings, completely concealed gaskets.
	2	Exposed or partially exposed asbestos insulating board, exposed textiles, paper, cardboard, encapsulated or enclosed sprayed coatings and insulation, exposed gaskets.
	3	Unsealed sprayed coating and insulation.
Asbestos Type	1	Chrysotile (white) asbestos.
	2	Amosite (brown) asbestos, and asbestiform anthophyllite, tremolite or actinolite.
	3	Crocidolite (blue) asbestos.

8.2 PRIORITY RISK ASSESSMENT

	Score	Examples
Occupant Activity	0	Never or rarely occupied, such as vacant property, risers, plant rooms, structural voids and high level external areas.
	1	Usually occupied, such as offices, kitchens, WCs, stores and stairwells.
	2	Nearly always occupied such as call centres, train stations, shopping malls, distribution warehouses and factories.
	3	Constant occupation.
Likelihood of Disturbance	0	Usually inaccessible, will not be disturbed under normal conditions.
	1	Occasionally likely to be disturbed.
	2	Easily disturbed.
	3	Routinely disturbed.
Number of Occupants	0	No occupants at all.
	1	1-3 occupants.
	2	4-10 occupants.
	3	More than 10 occupants.
Type of Maintenance	0	Unlikely possibility of contact during maintenance or repair works.
	1	Possible contact during maintenance or repair works.
	2	Probable contact resulting in potential movement of the asbestos containing material during maintenance or repair works.
	3	Definite removal required during normal maintenance or repair works, particularly relevant where the asbestos containing material forms a key component.

8.3 TOTAL RISK ASSESSMENT SCORE

Combined Score	Risk Level Posed
0-8	Very Low
9-13	Low
14-19	Medium
20 or more	High

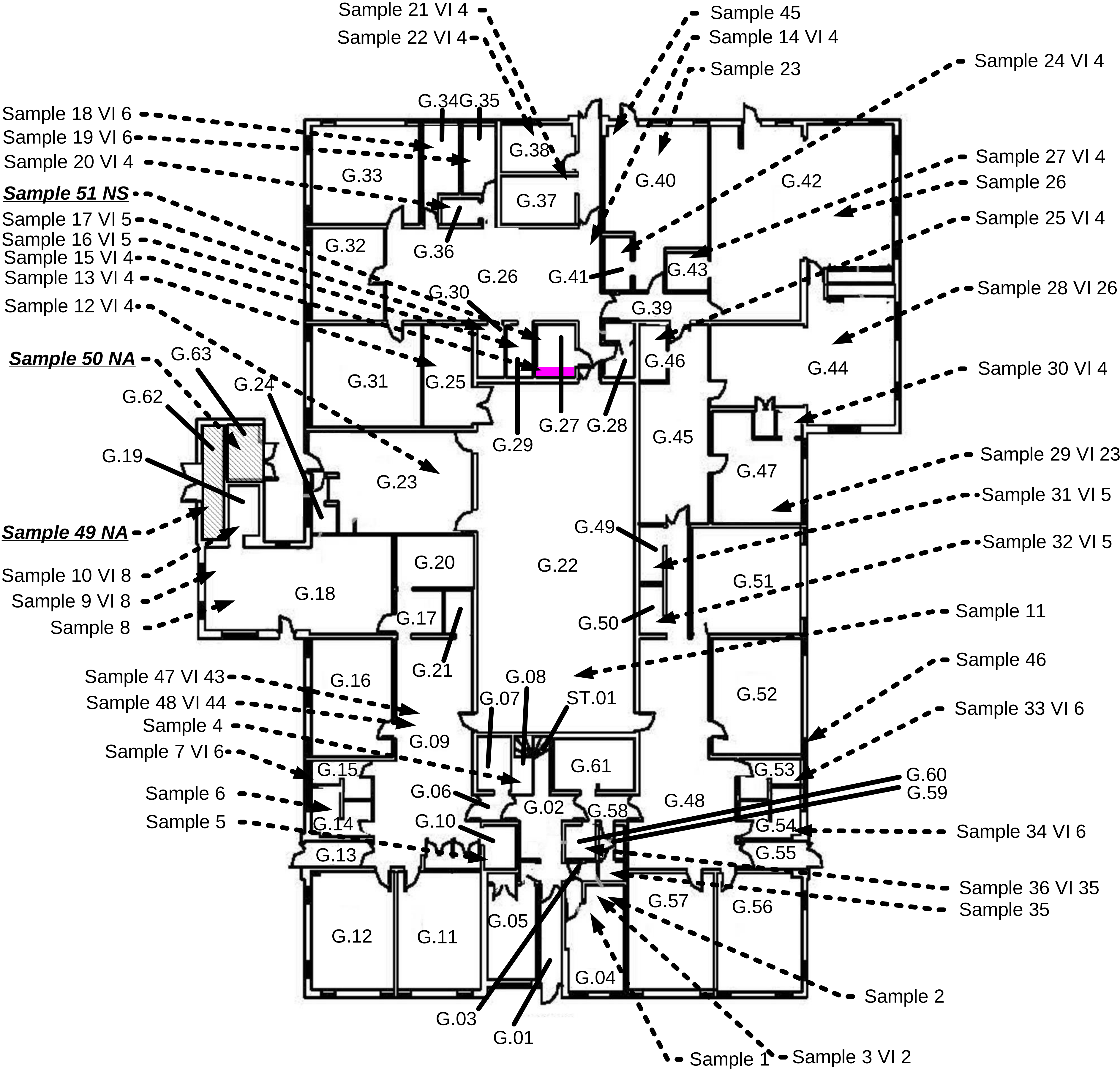
It is very important to understand and acknowledge that the risk assessment completed by BLS Asbestos Ltd is representative of the conditions witnessed during the actual inspection.

Site conditions can change at any given moment, as such it is vital that continuous risk assessment is maintained. A single inspection report is not evidence of compliance. Reinspection ought to be completed at least annually by competent persons and the findings of each reinspection must be recorded.

9. SAMPLE AND ASBESTOS LOCATION PLAN(S)

Floor plans now follow depicting all sample locations and also the extent of any confirmed and/or presumed asbestos containing material(s).

Ground Floor



Colour Key

Sample Points and Asbestos Locations

		Loose Asbestos, Asbestos Debris
		Sprayed Coatings
		Thermal Insulation
		Asbestos Insulating Board (AIB), Millboard
		Paper, Roofing Felt, Gaskets
		Textiles
		Cement Products
		Floor Tiles, Roofing Tiles, Composites, Bitumen
		Non-Accessed Areas, Asbestos Presumed

All samples containing asbestos, or presumed (P)/strongly presumed (SP) to contain asbestos are indicated with bold italic underlined text - ***Sample x***

All samples not containing asbestos are indicated by standard text - Sample x

Room numbers - B.01, G.01, 1.01, 2.01, ST.01

Building: Former Hope High School
Tanhouse Road
Skelmersdale
WN8 6BA

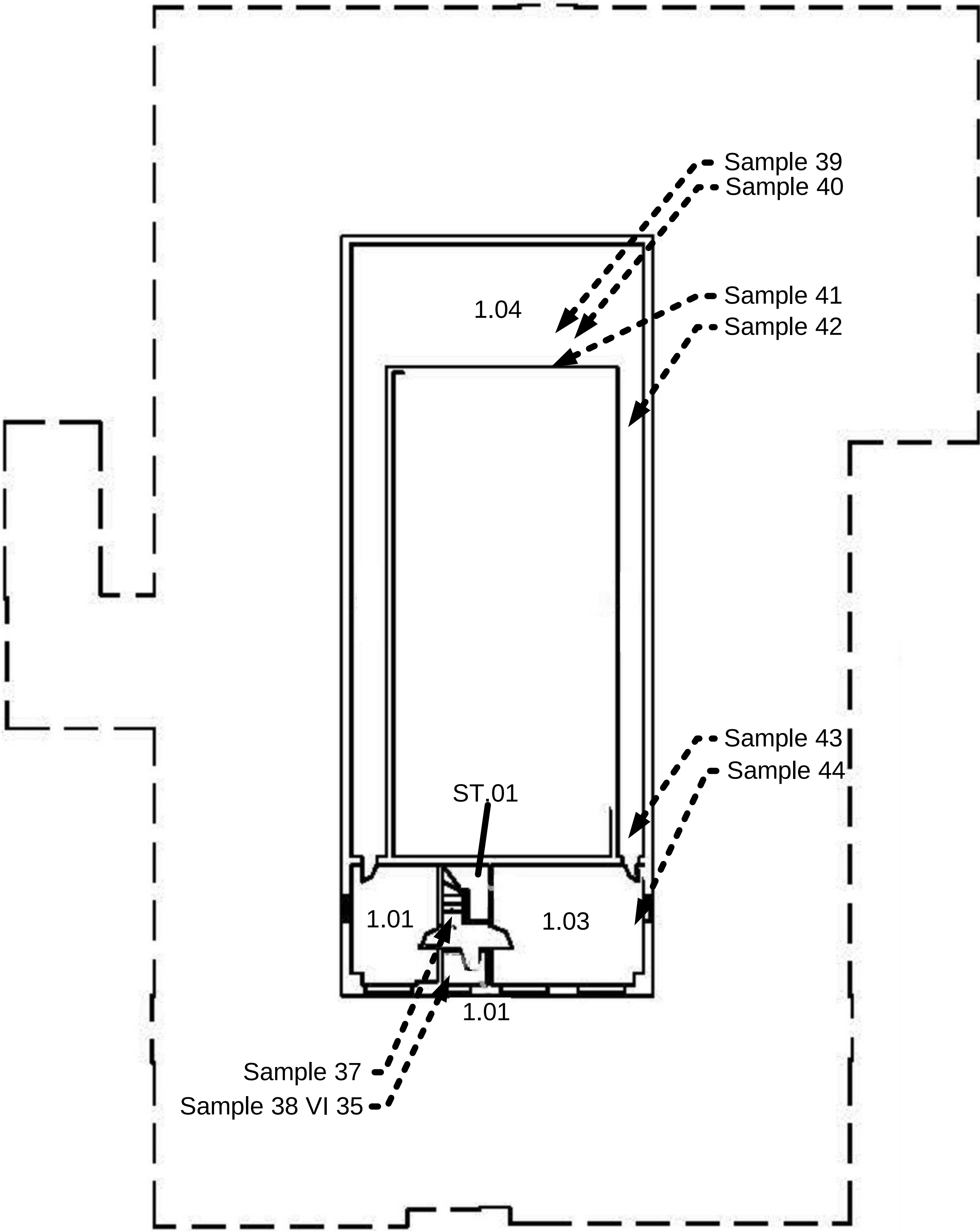
NOT TO SCALE

Date: September 2021



NS - No sample was taken due to hardness of material, accessibility or health and safety considerations. ***VI*** - No sample was taken. Visually identical to a material sampled elsewhere.
NA - Area/room not accessed. Asbestos containing materials presumed present within until it has been proven otherwise.

First Floor



Colour Key

Sample Points and Asbestos Locations

		Loose Asbestos, Asbestos Debris
		Sprayed Coatings
		Thermal Insulation
		Asbestos Insulating Board (AIB), Millboard
		Paper, Roofing Felt, Gaskets
		Textiles
		Cement Products
		Floor Tiles, Roofing Tiles, Composites, Bitumen
		Non-Accessed Areas, Asbestos Presumed

All samples containing asbestos, or presumed (P)/strongly presumed (SP) to contain asbestos are indicated with bold italic underlined text - **Sample x**

All samples not containing asbestos are indicated by standard text - Sample x

Room numbers - B.01, G.01, 1.01, 2.01, ST.01

Building: Former Hope High School
Tanhouse Road
Skelmersdale
WN8 6BA

NOT TO SCALE

Date: September 2021



NS - No sample was taken due to hardness of material, accessibility or health and safety considerations. **VI** - No sample was taken. Visually identical to a material sampled elsewhere.
NA – Area/room not accessed. Asbestos containing materials presumed present within until it has been proven otherwise.

10. SAMPLE ANALYSIS CERTIFICATION

Sample analysis certification now follows. This has been reproduced in full.

Client:	Home Counties Asbestos Ltd	Report Date:	14/09/2021
Client Address:	Princess Mary House, 4 Bluecoats Avenue, Hertford, Herts, SG14 1PB	Site Address:	HCA01838 - Former Hope High School, Tanhouse Road, Skelmersdale, WN8 6BA

Date Sample/s Received:	13/09/2021	No. of Samples:	19
Sample/s Analysed:	14/09/2021	Sampled By:	Client

All analysis conducted in accordance with GBNS Partnership Limited documented In-house procedure PRO02 and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). GBNS Partnership Limited cannot be held responsible for interpretation, accuracy or competence of sampling of materials undertaken by any third party. Sampling of test items undertaken by the laboratory or associated inspection body is conducted utilising in-house Method PRO01 for which GBNS Partnership Limited holds UKAS Accreditation. Any reference to product types e.g. Cement or Insulation Board is an interpretation or opinion of the sampler at the time of conducting the sampling exercise. This certificate cannot confirm the density or classification of the product.

Sample No.	Sample Location	Asbestos Type
1	Green linoleum	No Asbestos Detected
2	Bitumen pad	No Asbestos Detected
4	Brown linoleum	No Asbestos Detected
5	Grey linoleum	No Asbestos Detected
6	Blue linoleum	No Asbestos Detected
8	Blue linoleum	No Asbestos Detected
11	Green linoleum	No Asbestos Detected
23	Blue linoleum	No Asbestos Detected
26	Brown linoleum	No Asbestos Detected
35	Blue linoleum	No Asbestos Detected

The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.
 Sample retention period six (6) months. Certification generated using GBNS TEAMS asbestos software.
 Any opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

Analysed By:	Jess Smith / Lee Foster			Page 1 of 2
Authorised By:	Tash Salvador	Authorised Signature:		Position: Bulk Analyst

Client:	Home Counties Asbestos Ltd	Report Date:	14/09/2021
Client Address:	Princess Mary House, 4 Bluecoats Avenue, Hertford, Herts, SG14 1PB	Site Address:	HCA01838 - Former Hope High School, Tanhouse Road, Skelmersdale, WN8 6BA

Date Sample/s Received:	13/09/2021	No. of Samples:	19
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Sample No.	Sample Location	Asbestos Type
37	Nosing	No Asbestos Detected
39	Mastic	No Asbestos Detected
40	Textile	No Asbestos Detected
41	Gasket	No Asbestos Detected
42	Mastic	No Asbestos Detected
43	Insulation	No Asbestos Detected
44	Insulation	No Asbestos Detected
45	Bitumen Felt	No Asbestos Detected
46	Bitumen	No Asbestos Detected
	- End -	

The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.
 Sample retention period six (6) months. Certification generated using GBNS TEAMS asbestos software.
 Any opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

Analysed By:	Jess Smith / Lee Foster			Page 2 of 2
Authorised By:	Tash Salvador	Authorised Signature:		Position: Bulk Analyst



Services Provided by BLS Asbestos Ltd

Asbestos Removal
Asbestos Surveys
Legionella Surveys
Noise Assessments
Vibration Assessments
COSHH Assessments
Manual Handling
Fire Risk Assessments
DSE Assessments

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Tel 01484 400558
Email enq@blsasbestos.co.uk
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