

REFURBISHMENT/DEMOLITION ASBESTOS SURVEY REPORT



Site Name: 45-47 Whalley Road
(Wheatshaf Hotel)
Clitheroe
Lancashire
BB7 1EE

Survey Carried Out By: Garth Fielding, Asbestos Surveyor
Luke Poston, Asbestos Surveyor

Date of Survey: 5th February 2025

Site ID: 28400

Project Reference: S-08936

SURVEY REPORT WITH MATERIAL ASSESSMENT

Site ID: 28400

Project Reference: S-08936

45-47 Whalley Road

(Wheatsheaf Hotel)

Clitheroe

Lancashire

BB7 1EE

Survey Type: Refurbishment and Demolition Survey

This survey was undertaken by:-

Garth Fielding and Luke Poston of

BLS Asbestos Ltd

Unit 7 Valley Road Industrial Estate

Valley Road

Liversedge

West Yorkshire

WF15 6JY

Print Date: 17/02/2025

Report Prepared By:

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Name

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Signed

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1. INTRODUCTION

Instructions have been received from the client to carry out an asbestos survey on the property known as 45-47 Whalley Road, (Wheatsheaf Hotel), Clitheroe, Lancashire, BB7 1EE. This survey was carried out on the 5th February 2025. The scope of works was to carry out a full asbestos location survey on the premises as outlined by the client. The extent and type of asbestos based materials on site was to be defined.

2. DETAILED SITE DESCRIPTION

The property surveyed is a stone/brick built former public house with a pitched timber/tile roof, with basement area. The building is comprised of basement cellar; ground floor entrance hall, foyer, toilets, stores, circulation area, and office; and first floor landing area, stores, old W/C, old bathroom, loft areas and hall. There is also an old stable block attached. As works are planned it was necessary to carry out a Refurbishment/ Demolition Survey to find out, as far as reasonably practicable, the extent of any asbestos containing materials (ACM's) within the building. As major refurbishment works are planned all asbestos will be recommended to be removed regardless of condition etc. This survey was carried out in accordance with the latest Control of Asbestos Regulations (CAR) 2012.

N.B. The default recommendation for asbestos products identified in a refurbishment/demolition survey is for removal, however, if the asbestos containing material is to remain in place longer than 3 months after the date of this survey it must be included in the buildings asbestos management plan and be actively managed by the duty holder or duty holders appointed person in accordance with the recommendations outlined in HSG264 and Control of Asbestos Regulations 2012.

Whilst all asbestos materials have been identified as far as reasonably practicable, the possibility that asbestos materials may remain unidentified buried/concealed within the fabric of the building should not be overlooked. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

If plans of the building to be inspected are not made available to BLS, and it cannot be confirmed if all areas of the property have been identified or accessed; the surveyed premises will be hand sketched during the course of the Asbestos Survey, in order to avoid any misinterpretation; however BLS Asbestos Ltd cannot guarantee that all areas/locations of the surveyed building have been accessed or identified. It is the client's responsibility to check the plans provided by BLS within the survey report, and highlight back any concealed or obstructed areas that have not been included.

Fire Doors: The fire doors could not be intrusively inspected during the course of the survey without significant damage being caused, which would affect the integrity of the fire doors. Damaged fire doors can compromise fire resistance and could be condemned by Fire Safety Officers for not meeting RRO - Regulatory Reform (Fire Safety) Order 2005 (FSO) Regulations.

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Concealed Spaces and Voids: The survey did not include lift shafts, cavity wall voids, ceiling voids, risers, ducts or concealed spaces in the fabric of the building, where access would have required the use of specialist equipment or tools, or where gaining access to carry out an inspection would have caused damage to decoration, fixtures, fittings or the structure of the building. The survey did not extend to searching for concealed asbestos where removal of materials suspected of containing asbestos would be required for inspection.

Access Equipment: Unless specifically detailed in the report, we have only inspected areas that could be accessed without specialist access equipment, other than step-ladders.

Categorisation of asbestos products: Where reference has been made to a particular category of asbestos material, this is based on the surveyor's subjective assessment, and unless specifically stated, density determinations have not been undertaken.

If the report identifies areas that were not accessible for inspection, the Health and Safety Executive Guidance Note HSG264 Asbestos: The Survey Guide, then these areas should be presumed to contain asbestos until inspection and sampling proves otherwise.

3. SAMPLING STRATEGY FOR ASBESTOS MATERIAL (HEALTH & SAFETY POLICY)

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self seal bags where appropriate and a label was left on the site adjacent to the sample location. This label indicates the sample number for cross reference to this report. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were double sealed in polythene bags which would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

4. ASBESTOS SURVEY STRATEGY

All surveys have been carried out in accordance with the requirements of Control of Asbestos Regulations 2012 (CAR 2012).

There are two types of asbestos survey carried out:

4.1 Management Survey – Formerly Type 1 - Presumptive Survey & Type 2 – Sampling Survey

The purpose of this survey is to locate as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACM) in the building and assess their condition. No samples have been taken to verify the presence of asbestos. A material has been presumed to be asbestos unless there is sufficient evidence to suggest that it is not an ACM.

The following reasoned arguments have been used to suggest that a material does not contain asbestos:

- Non-asbestos substitute materials were specified in the original construction or subsequent refurbishments.
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post 1985 construction for amphibole containing asbestos.
- Post 1999 construction for Chrysotile products.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs, or indeed just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment). Where materials have the visible appearance of asbestos or are known to have been manufactured using asbestos they have been marked as STRONG PRESUMPTION.

Note - a presumptive survey will inevitably result in non asbestos containing materials being presumed to be asbestos. We accept no liability for the additional costs and duty incurred in managing this presumption. We recommend that sampling is carried out as far as practicable.

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and therefore minimise the cost of the survey. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material was suspected to contain asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where the survey reports a material as NON-ASBESTOS by visual inspection and with no Analysis of samples (e.g. recently lagged pipe work covered with metal cladding) then the client should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. Therefore the surveying company responsible cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of work.

Where there are large numbers of identical items distributed throughout the site (e.g. fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified.

4.2 Refurbishment/Demolition Survey – Formerly Type 3 - Intrusive Survey

This type of survey is to establish and describe as far as practicable, all ACMs in the building and may have involved destructive inspection techniques. The volume of asbestos materials has been established but no assessment of condition has been made other than to highlight areas of significant damage or debris.

On all types of survey, where NO ACCESS is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area.

Access to these areas MUST be achieved prior to any demolition/refurbishment works being carried out. Please note – this may involve the employment of a licensed asbestos contractor.

This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5. METHODS OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures".

Identification of asbestos fibres was based on the following analytical procedure:

- A. A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage;
- B. Sample treatment was undertaken (if required) to release or isolate fibres;
- C. A detailed and thorough search under the microscope was made to classify the fibre types present;
- D. Representative fibres were mounted in appropriate RI liquids on microscope slides;
- E. The different fibrous components were identified using PLM.

6. REPORT STRATEGY DEFINITIONS

In accordance with the requirements of the HSG264 Asbestos: The Survey Guide, all asbestos containing materials (ACM) identified on the site have been assessed to consider their potential for fibre release. This assessment has been established using the Material Assessment Algorithm that is defined in the HSG264 document. The assessment is based upon:

1. Product Type
2. Extent of Damage or Deterioration
3. Surface Treatment
4. Asbestos Type

The material assessment identifies the high-risk materials, that is, those that 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 are given priority for remedial action. Action priorities have been determined by considering the following:

5. Material Assessment Score
6. The Location of the Material
7. Its Extent
8. Its Accessibility
9. The Perceived Use and Occupation of the Building

A mathematical algorithm has not been used to establish the action priority assessment recommendation.

An Action Priority Rating will be assigned to each asbestos element identified on the sites surveyed.

Non-asbestos elements will not be assigned a priority rating.

Implementation of the system will assist the client to ensure a safe working environment is maintained on site with respect to all asbestos materials identified.

6.1 Assessment of Condition of Asbestos Elements

GOOD

No visible damage.

LOW DAMAGE

A few scratches or surface marks; broken edges on boards, tiles, etc.

MEDIUM DAMAGE

Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.

HIGH DAMAGE

Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

6.2 Surface Treatment

The surface treatment of an ACM has been defined in one of the following categories:

Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.

Enclosed sprays and lagging, AIB (with enforced face painted or encapsulated), asbestos cement sheets, etc.

Unsealed AIB or encapsulated lagging and sprays.

Unsealed lagging and sprays.

6.3 Assessment of Likelihood of Disturbance

The surveyor has made an assessment of the perceived likelihood of disturbance based upon the information available. This is based on the location of the material and its accessibility.

The following definitions have been used to identify location:

OUTDOORS
LARGE ROOM(S)
WELL VENTILATED AREA
ROOM(S) UP TO 100 SQUARE METRES
CONFINED SPACE

The following definitions have been used to describe accessibility:

USUALLY INACCESSIBLE
UNLIKELY TO BE DISTURBED
OCCASIONALLY LIKELY TO BE DISTURBED
EASILY DISTURBED
ROUTINELY DISTURBED

Note - the surveyor can only make an assessment based upon information available at the time of the survey. It is the client's duty to reconsider this factor as part of their management assessment plan.

6.4 Extent of Asbestos Containing Material

The approximate quantity of the asbestos containing material has been provided. This is an estimate only and should not be used for tender or other purposes.

6.5 Material Risk Assessment of Each Asbestos Element

0 TO 4 (VERY LOW)

Materials with assessment scores between 0 to 4 have a very low potential to release fibres if disturbed.

5 TO 6 (LOW)

Materials with assessment scores between 5 to 6 have a low potential to release fibres if disturbed.

7 TO 9 (MEDIUM)

Materials with assessment scores between 7 to 9 have a medium potential to release fibres if disturbed.

10 AND ABOVE (HIGH)

Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed.

6.6 Material Assessment Algorithm

Sample variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, 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.
Extent of damage / deterioration	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 asbestos fibres.
	3	High damage or delamination of materials, sprays or thermal insulation. Visible asbestos debris.
Surface Treatment	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	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Source: HSG264 "Asbestos: The Survey Guide"

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6.7 Assessment of Priority of Each Asbestos Element

PRIORITY 1

Priority 1 asbestos materials are in a condition or location which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2

All priority 2 asbestos materials are in a location and/or condition which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 materials should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3

Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 materials if it is decided to carry out building works which would require some disturbance of the asbestos material.

6.8 Management Priority Risk Assessment and Plan

In accordance with the Control of Asbestos Regulations 2012 it is the client's duty to consider the information provided in conjunction with other information that is only available to him which will then enable him to form a complete risk assessment and subsequent management plan.

In assessing the risk the client must consider the following factors:

1. Material Assessment Score
2. Surveyor's Recommendation
3. Surveyor's Action Priority
4. Occupant Activity

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example, a little used storeroom, or an attic, will rarely be accessed and so any asbestos present is unlikely to be disturbed.

At the other end of the scale, in a warehouse lined with AIB panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment.

As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account. Maintenance is dealt with separately.

5. Likelihood of Disturbance

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility. For example, asbestos soffits are outdoors and generally inaccessible without the use of ladders or scaffolding, so they are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However, if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley / bed movements.

6. Human Exposure Potential

The human exposure potential depends on three factors; the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a factory boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in an assembly shop lined with AIB panelling, with 30 workers, which is occupied daily for six hours.

7. Maintenance Activity

The final area that must be taken into consideration is the level of maintenance activity likely to be taking place in an area. As we have said, maintenance trades such as plumbers and electricians are the group most at risk from accidental exposure to asbestos, so the work they carry out in an area should not be ignored. These activities may be as simple as changing a light bulb in an AIB ceiling or may be substantial such as replacing cabling, or installing new central heating systems. The frequency of maintenance activities also needs to be taken into account when carrying out a risk assessment. If light bulbs need to be changed as frequently as monthly, the risk will be greater than if they are only changed annually and this will have a bearing on the risk assessment conclusions and therefore on the management plan developed.

Guidance is available in the L127 Approved Code Of Practice “Management of Asbestos in Non-Domestic Premises” ISBN 0 7176 2382 3 and HSG 227 “A Comprehensive Guide to Managing Asbestos in Premises” and HSG264 Asbestos: The Survey Guide.

All priority rating assessments of all asbestos materials found on the site are to be found in the asbestos survey report sheets.

7. AREAS OF NO ACCESS

Please Note: Access to these areas MUST be achieved prior to any demolition/refurbishment works being carried out on site. This may involve the employment of a licensed asbestos contractor.

No inaccessible areas were identified during the course of the survey.

8. COMMENTS AND RECOMMENDATIONS SUMMARY

During the course of the Refurbishment/Demolition Asbestos Survey fifteen samples have been taken and analysed by a UKAS accredited laboratory. Asbestos was positively identified or presumed to be present in the following forms and locations:-

KEY: **PRIORITY 1**
PRIORITY 2
PRIORITY 3

Building	Floor	Location	Item Description	Recommendations
45-47 Whalley Road	0 (Ground)	008 - Store	Floor Tile - Vinyl Tiles	REMOVE (FLOOR TILES) - The floor tile needs to be removed by suitably trained persons under controlled conditions using HSE Guidelines, prior to the commencement of any works.
45-47 Whalley Road	0 (Ground)	008 - Store	Floor Tiles - Vinyl Tiles	REMOVE (FLOOR TILES) - The floor tiles need to be removed by suitably trained persons under controlled conditions using HSE Guidelines, prior to the commencement of any works.
45-47 Whalley Road	1 (1st Floor)	020 - Old Bathroom	Gasket to Copper Tank - Gaskets (Compressed)	REMOVE (GASKETS TO TANK) - The gasket to the tank needs to be removed by suitably trained persons under controlled conditions using HSE Guidelines, prior to the commencement of any works.
45-47 Whalley Road	0 (Ground)	024 - Old Stable	Gaskets within Boiler - Gaskets (Compressed)	REMOVE (BOILER (non lic)) - The boiler needs to be removed complete without any disturbance to the internal materials by suitably trained persons prior to the commencement of any works.
45-47 Whalley Road	0 (Ground)	025 - Canopy	Ceiling Boards - Insulating Board	REMOVE (AIB) - The ceiling boards need to be removed by a licensed removal company prior to the commencement of any works.

It is always recommended that a licensed contractor be used for any asbestos works that are required; however it is not always a legal requirement. In circumstances where it is not necessary, a non-licensed contractor can be employed by the client to carry out works, then the following procedures must be adhered to:

- In accordance with the Control of Asbestos Regulations (2012), an assessment of risk specific to the works to be undertaken must be compiled. The risk assessment must encompass the expected exposure of persons undertaking the works, the environmental fibre levels generated and the control measures to be employed.

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- In accordance with Control of Asbestos Regulations (2012), a plan of work must be compiled encompassing the methods and procedures to be adopted to undertake the works.

Any works carried out on asbestos materials must be done in accordance with the Control of Asbestos Regulations 2012 and the Approved Code of Practice Work with materials containing asbestos L143.

All asbestos waste is classed as hazardous waste and as such must be disposed of as per the “The Hazardous Waste (England & Wales) (Amendment) Regulations 2011”. The carrier of the waste must hold a “Carriers License” issued by the Environment Agency.

Where asbestos has been found throughout the site, it should be inspected on a regular basis. This should be carried out according to a management programme, with higher risk items being inspected more regularly. The site should be fully inspected on an annual basis by a suitably qualified person to comply with the CAR (2012).

APPENDIX A: Material Assessment Sheets

KEY: **POSITIVE** for asbestos containing materials
 NEGATIVE for asbestos containing materials

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 001
 Building/Unit 45-47 Whalley Road
 Floor -1 (Basement)
 Room / Area Cellar
 Description Putty to Light Cover
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/001
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S01



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 001
Building/Unit 45-47 Whalley Road
Floor -1 (Basement)
Room / Area Cellar
Description Seal to Light Cover
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/002
Survey Type Refurbishment
 Demolition
Sample Number 28400/S02



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 003
 Building/Unit 45-47 Whalley Road
 Floor 0 (Ground)
 Room / Area Foyer
 Description Floor Tiles
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/003
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S03



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 006
 Building/Unit 45-47 Whalley Road
 Floor 0 (Ground)
 Room / Area Stores
 Description Bitumen Coating to Sink
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/004
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S04



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

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APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 008
Building/Unit 45-47 Whalley Road
Floor 0 (Ground)
Room / Area Store
Description Floor Tiles
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/005
Survey Type Refurbishment
 Demolition
Sample Number 28400/S05



MATERIAL ASSESSMENT = 3

Material	Vinyl Tiles (1)	Surface Treatment	Composite, reinforced or bonded (0)
Condition	Low Damage (1)	Sample Result	Chrysotile
Location	Room(s) up to 100m ²	Amount	35 m ²
Accessibility	Easily Disturbed		

MANAGEMENT SUMMARY

Action	REMOVE (FLOOR TILES)	Priority	1	Notifiable	No	Licensed	No
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Additional Comments

Recommendations **The floor tiles need to be removed by suitably trained persons under controlled conditions using HSE Guidelines, prior to the commencement of any works.**

APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 008
Building/Unit 45-47 Whalley Road
Floor 0 (Ground)
Room / Area Store
Description Floor Tile
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/006
Survey Type Refurbishment
 Demolition
Sample Number 28400/S06



MATERIAL ASSESSMENT = 3

Material	Vinyl Tiles (1)	Surface Treatment	Composite, reinforced or bonded (0)
Condition	Low Damage (1)	Sample Result	Chrysotile
Location	Room(s) up to 100m ²	Amount	1 floor tile
Accessibility	Easily Disturbed		

MANAGEMENT SUMMARY

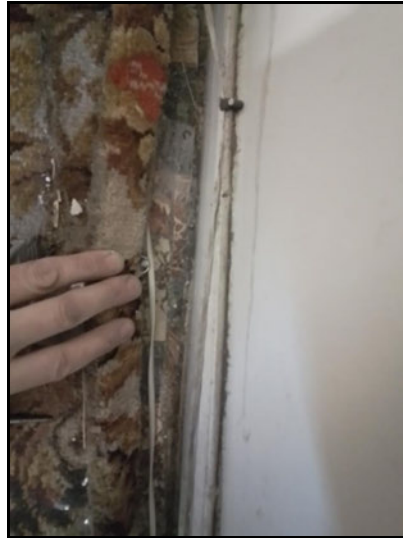
Action	REMOVE (FLOOR TILES)	Priority	1	Notifiable	No	Licensed	No
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Additional Comments

Recommendations **The floor tile needs to be removed by suitably trained persons under controlled conditions using HSE Guidelines, prior to the commencement of any works.**

APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 010
Building/Unit 45-47 Whalley Road
Floor 0 (Ground)
Room / Area Office
Description Linoleum
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/007
Survey Type Refurbishment
 Demolition
Sample Number 28400/S07



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 013
 Building/Unit 45-47 Whalley Road
 Floor 0 (Ground)
 Room / Area Throughout
 Description Magnesite Floor
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/008
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S08



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 014
 Building/Unit 45-47 Whalley Road
 Floor 1 (1st Floor)
 Room / Area Landing
 Description Putty to Tank
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/X09



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
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Additional Comments **Although no sample was taken from this location, it is the same as sample number 28400/S009, laboratory reference number P-58707/009 which was proven NOT to contain asbestos within sample analysed.**

Recommendations

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 014
 Building/Unit 45-47 Whalley Road
 Floor 1 (1st Floor)
 Room / Area Landing
 Description Putty to Tank
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/009
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S09



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 020
 Building/Unit 45-47 Whalley Road
 Floor 1 (1st Floor)
 Room / Area Old Bathroom
 Description Seal to Metal Tank
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/011
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S11



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 020
Building/Unit 45-47 Whalley Road
Floor 1 (1st Floor)
Room / Area Old Bathroom
Description Gasket to Copper Tank
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/010
Survey Type Refurbishment
 Demolition
Sample Number 28400/S10



MATERIAL ASSESSMENT = 4

Material	Gaskets (Compressed) (2)	Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board (1)
Condition	Good Condition (0)	Sample Result	Chrysotile
Location	Room(s) up to 100m ²	Amount	
Accessibility	Easily Disturbed		

MANAGEMENT SUMMARY

Action	REMOVE (GASKETS TO TANK)	Priority	1	Notifiable	No	Licensed	No
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Additional Comments

Recommendations **The gasket to the tank needs to be removed by suitably trained persons under controlled conditions using HSE Guidelines, prior to the commencement of any works.**

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 024
 Building/Unit 45-47 Whalley Road
 Floor 0 (Ground)
 Room / Area Old Stable
 Description Gaskets within Boiler
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/012
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S12



MATERIAL ASSESSMENT = 4

Material	Gaskets (Compressed) (2)	Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board (1)
Condition	Good Condition (0)	Sample Result	Chrysotile
Location	Room(s) up to 100m ²	Amount	
Accessibility	Easily Disturbed		

MANAGEMENT SUMMARY

Action	REMOVE (BOILER (non lic))	Priority	1	Notifiable	No	Licensed	No
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Additional Comments

Recommendations **The boiler needs to be removed complete without any disturbance to the internal materials by suitably trained persons prior to the commencement of any works.**

APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 025
Building/Unit 45-47 Whalley Road
Floor 0 (Ground)
Room / Area Canopy
Description Ceiling Boards
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/013
Survey Type Refurbishment
 Demolition
Sample Number 28400/S13



MATERIAL ASSESSMENT = 10

Material	Insulating Board (2)	Surface Treatment	Unsealed lagging or spray (3)
Condition	High Damage (3)	Sample Result	Amosite/Chrysotile
Location	Outdoors	Amount	25 m ²
Accessibility	Usually inaccessible		

MANAGEMENT SUMMARY

Action	REMOVE (AIB)	Priority	1	Notifiable	Yes	Licensed	Yes
Additional Comments							
Recommendations	The ceiling boards need to be removed by a licensed removal company prior to the commencement of any works.						

APPENDIX A: Material Assessment Sheets

Site ID 28400
Location ID 026
Building/Unit 45-47 Whalley Road
Floor 0 (Ground)
Room / Area External Areas
Description Putty around Skylight
Surveyed Yes
Source of Information Luke Poston
Last Inspection Date 05/02/2025
Lab Reference P-58707/015
Survey Type Refurbishment
 Demolition
Sample Number 28400/S15



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID 28400
 Location ID 026
 Building/Unit 45-47 Whalley Road
 Floor 0 (Ground)
 Room / Area External Areas
 Description Putty around
 Windows & Doors
 Surveyed Yes
 Source of Information Luke Poston
 Last Inspection Date 05/02/2025
 Lab Reference P-58707/014
 Survey Type Refurbishment
 Demolition
 Sample Number 28400/S14



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX B: Drawings

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

INFORMATION RELATING TO DETECTED ASBESTOS CONTAINING MATERIALS IN THE BUILDING



Tel: 01484 400558
 Fax: 01484 722000
 Email: info@blsasbestos.co.uk

Drawing Key

	Asbestos Cement Sheets (Horizontal)		Asbestos Cement Sheets (Vertical)
	Asbestos Cement Fall Pipes		Cement Debris
	Asbestos Insulation Board (AIB) Vertical		Insulation Debris
	Asbestos Insulation Board (AIB) Horizontal	H	Loft Hatch
	Insulation To Pipes	FB	Fuse Box
	Floor Tiles	S	Safe
	Negative Asbestos Sample		Positive Asbestos Sample
	Presumed Asbestos		No Access

Type of Survey **Refurbishment & Demolition**

Building

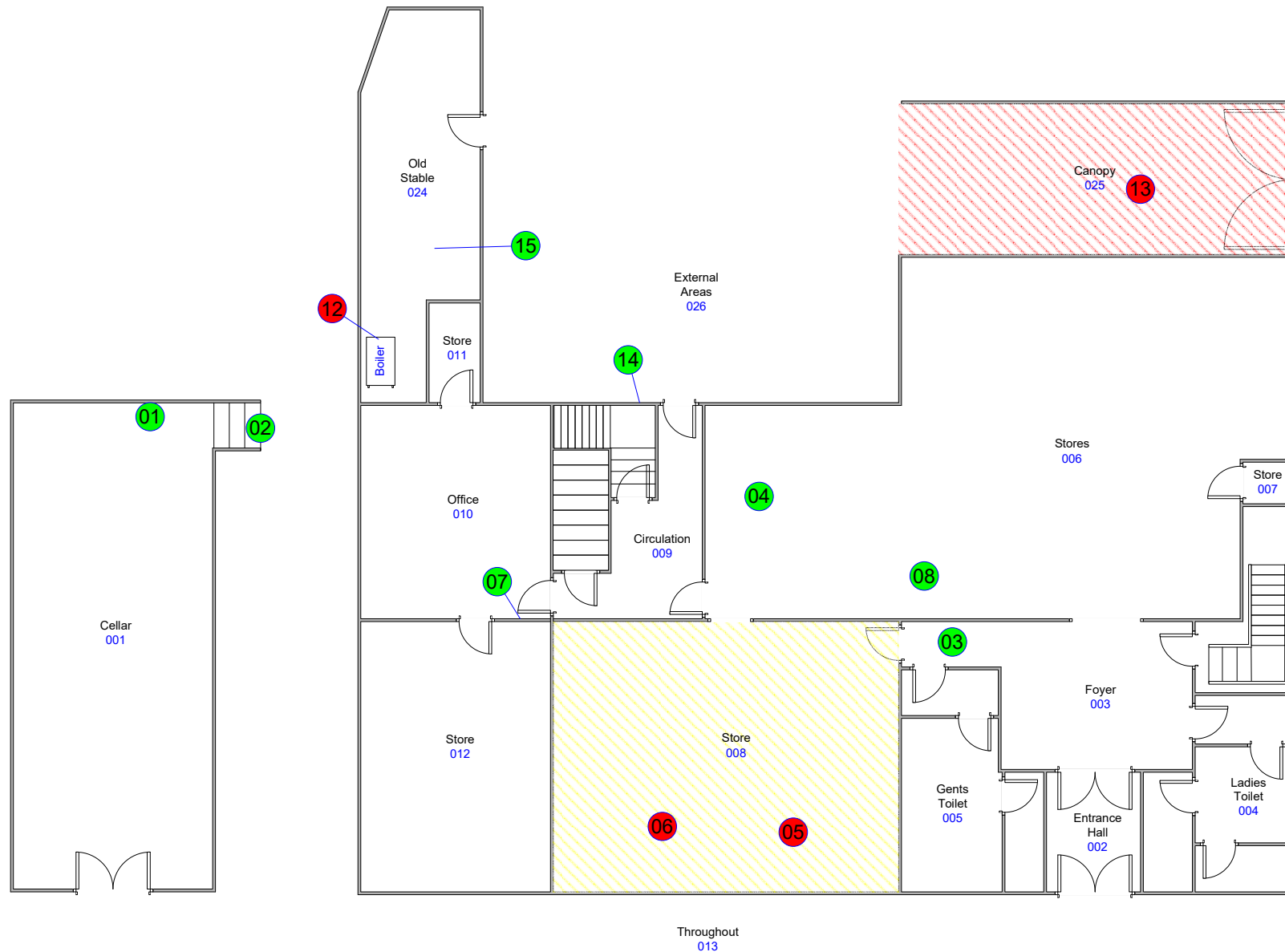
45-47 Whalley Road (Wheatsheaf Hotel)

Floor **Basement & Ground**

The information indicated on the drawing relating to Asbestos containing materials (ACMs) detected within the building should not be conceded as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the building fabric.

THE REPORT SHOULD BE READ IN ITS ENTIRETY

THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY



**INFORMATION RELATING
TO DETECTED ASBESTOS
CONTAINING MATERIALS IN
THE BUILDING**



Tel: 01484 400558
Fax: 01484 722000
Email: info@blsasbestos.co.uk

Drawing Key

	Asbestos Cement Sheets (Horizontal)		Asbestos Cement Sheets (Vertical)
	Asbestos Cement Fall Pipes		Cement Debris
	Asbestos Insulation Board (AIB) Vertical		Insulation Debris
	Asbestos Insulation Board (AIB) Horizontal	H	Loft Hatch
	Insulation To Pipes	FB	Fuse Box
	Floor Tiles	S	Safe
	Negative Asbestos Sample		Positive Asbestos Sample
	Presumed Asbestos		No Access

Type of Survey **Refurbishment & Demolition**

Building

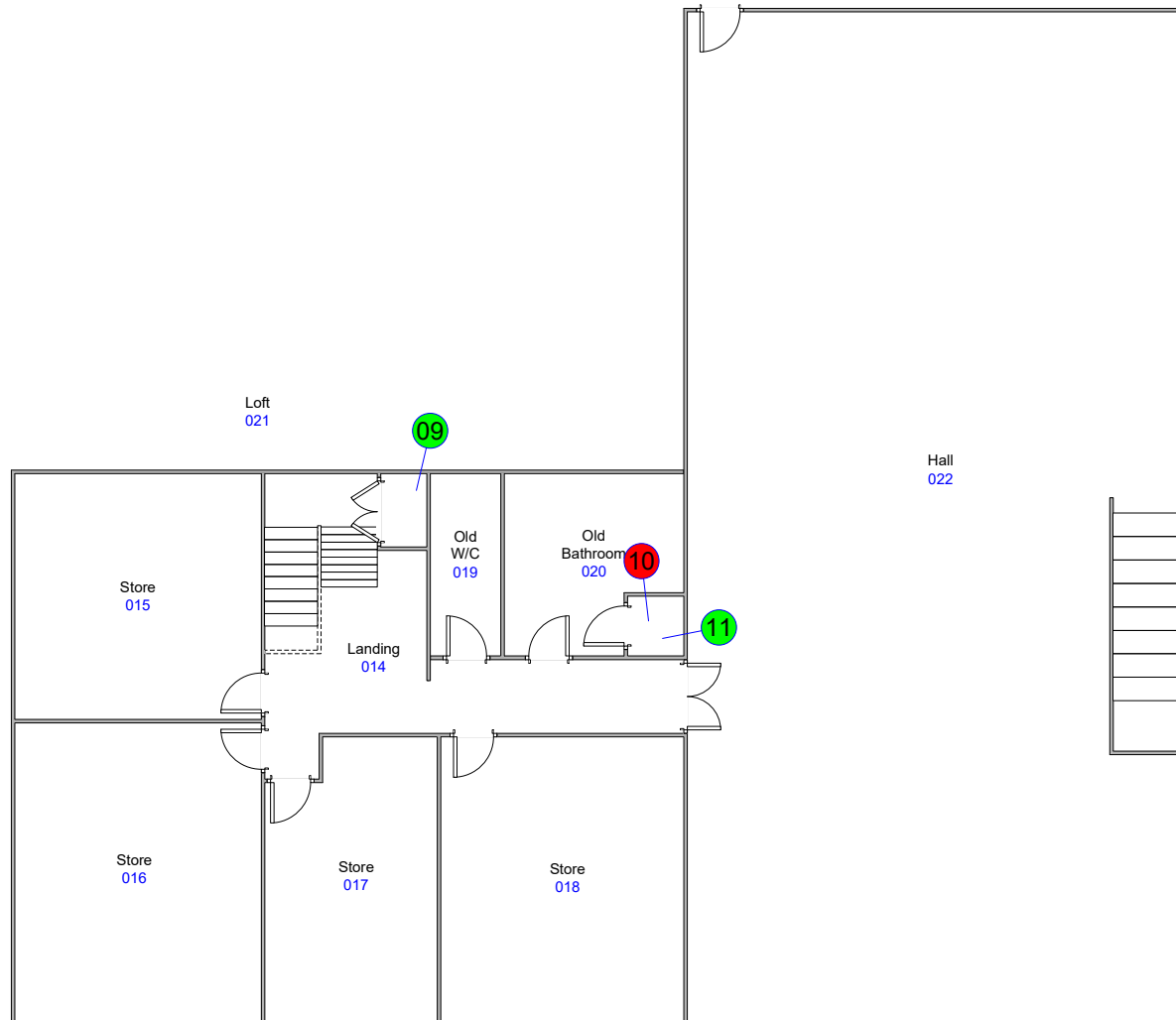
**45-47 Whalley Road
(Wheatsheaf Hotel)**

Floor **Basement & Ground**

The information indicated on the drawing relating to Asbestos containing materials (ACMs) detected within the building should not be conceded as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the building fabric.

**THE REPORT SHOULD BE
READ IN ITS ENTIRETY**

**THIS IS A COLOUR DRAWING AND
SHOULD NOT BE RELIED ON IF
VIEWED IN BLACK AND WHITE
ONLY**



APPENDIX C: Bulk Sample Results

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Certificate of Bulk Analysis

Customer: BLS asbestos Ltd
Customer Address: Unit 7 Valley Road Ind Est, Valley Road, Liversedge, W. Yorkshire. WF15 6JY
Site Address: 45-47 Whalley Road (Wheatsheaf Hotel), Clitheroe, Lancashire, BB7 1EE
Client Reference: S-08936

Project Number: P-58707
Samples Received On: 06/02/2025
Samples Taken By: Client
No of Samples: 15
Date of Analysis: 10/02/2025

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	Cellar	Light Cover - Putty	NAD	Sudheer Lankapalli
S002	002	Cellar	Seal to Light Cover - Gaskets (compressed)	NAD	Sudheer Lankapalli
S003	003	Foyer	Floor - Thermoplastic Tiles	NAD	Sudheer Lankapalli
S004	004	Stores	Coating to Sink - Bituminous Product	NAD	Sudheer Lankapalli
S005	005	Store	Floor - Thermoplastic Tiles	Chrysotile	Sudheer Lankapalli
S006	006	Store	Floor - Thermoplastic Tiles	Chrysotile	Sudheer Lankapalli
S007	007	Office	Linoleum	NAD	Sudheer Lankapalli
S008	008	Throughout	Magnesite Floor - Thermoplastic Tiles	NAD	Sudheer Lankapalli
S009	009	Landing	Tank - Putty	NAD	Sudheer Lankapalli
S010	010	Old Bathroom	Copper Tank - Gaskets (compressed)	Chrysotile	Sudheer Lankapalli
S011	011	Old Bathroom	Seal to Metal Tank - Mastic	NAD	Sudheer Lankapalli
S012	012	Old Stable	Within Boiler - Gaskets (compressed)	Chrysotile	Sudheer Lankapalli
S013	013	Canopy	Ceiling Boards - Insulating Board	Amosite, Chrysotile	Sudheer Lankapalli
S014	014	External Areas	Around Windows and Doors - Putty	NAD	Sudheer Lankapalli
S015	015	External Areas	Around Skylight - Putty	NAD	Sudheer Lankapalli

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	10/02/2025
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Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The Analysts' Guide. The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Sample description, material type, notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information (i.e., site address, actual sample location, sample description and material type) provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for the accuracy or competence of the sampling by third parties and can therefore not be held responsible for any interpretation of the results shown.

All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 Years from the date of analysis.

APPENDIX D: Asbestos Register

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Location ID	Sample Ref	Building	Floor	Room / Area	Description	Sample Result	Quantity	Comments / Recommendations
008	S006	45-47 Whalley Road	0 (Ground)	Store	Floor Tile Vinyl Tiles	Chrysotile	1 floor tile	REMOVE (FLOOR TILES)
008	S005	45-47 Whalley Road	0 (Ground)	Store	Floor Tiles Vinyl Tiles	Chrysotile	35 m ²	REMOVE (FLOOR TILES)
020	S010	45-47 Whalley Road	1 (1st Floor)	Old Bathroom	Gasket to Copper Tank Gaskets (Compressed)	Chrysotile		REMOVE (GASKETS TO TANK)
024	S012	45-47 Whalley Road	0 (Ground)	Old Stable	Gaskets within Boiler Gaskets (Compressed)	Chrysotile		REMOVE (BOILER (non lic))
025	S013	45-47 Whalley Road	0 (Ground)	Canopy	Ceiling Boards Insulating Board	Amosite/Chrysotile	25 m ²	REMOVE (AIB)

ITEMS IN RED – LICENSED CONTRACTOR REQUIRED.

ITEMS IN BLACK – WORK CAN BE CARRIED OUT BY SUITABLY TRAINED PERSON / CONTRACTOR.

All asbestos removal works must be carried out by a suitably trained contractor or a licensed asbestos removal contractor where applicable. Any works must be carried out in accordance with the Control of Asbestos Regulations 2012.

All asbestos waste must be disposed of as per the Hazardous Waste (England & Wales) (Amendment) Regulations 2011.

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX E: Non Asbestos Register

Building / Unit	Floor	Location	Location Description	Description
45-47 Whalley Road	-1 (Basement)	001	Cellar	Floor - Concrete
45-47 Whalley Road	-1 (Basement)	001	Cellar	Putty to Light Cover - Putty
45-47 Whalley Road	-1 (Basement)	001	Cellar	Seal to Light Cover - Putty
45-47 Whalley Road	-1 (Basement)	001	Cellar	Wall - Stone / Brick
45-47 Whalley Road	-1 (Basement)	001	Cellar	Ceiling - Stone / Brick
45-47 Whalley Road	0 (Ground)	002	Entrance Hall	Floor - Ceramic Tiled Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	002	Entrance Hall	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	002	Entrance Hall	Ceiling - Timber
45-47 Whalley Road	0 (Ground)	002	Entrance Hall	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	002	Entrance Hall	Wall - Timber
45-47 Whalley Road	0 (Ground)	003	Foyer	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	003	Foyer	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	003	Foyer	Floor - Concrete
45-47 Whalley Road	0 (Ground)	003	Foyer	Floor Tiles - Vinyl Tiles
45-47 Whalley Road	0 (Ground)	004	Ladies Toilet	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	004	Ladies Toilet	Wall - Ceramic Tiled Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	004	Ladies Toilet	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	004	Ladies Toilet	Floor - Ceramic Tiled Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	005	Gents Toilet	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	005	Gents Toilet	Floor - Ceramic Tiled Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	005	Gents Toilet	Wall - Ceramic Tiled Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	005	Gents Toilet	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	006	Stores	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	006	Stores	Bitumen Coating to Sink - Bituminous Product
45-47 Whalley Road	0 (Ground)	006	Stores	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	006	Stores	Floor - Concrete
45-47 Whalley Road	0 (Ground)	007	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	007	Store	Wall - Plaster Board

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Building / Unit	Floor	Location	Location Description	Description
45-47 Whalley Road	0 (Ground)	007	Store	Floor - Concrete
45-47 Whalley Road	0 (Ground)	007	Store	Ceiling - Lath and Plaster
45-47 Whalley Road	0 (Ground)	008	Store	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	008	Store	Floor - Concrete
45-47 Whalley Road	0 (Ground)	008	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	009	Circulation	Ceiling - Lath and Plaster
45-47 Whalley Road	0 (Ground)	009	Circulation	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	009	Circulation	Floor - Concrete
45-47 Whalley Road	0 (Ground)	009	Circulation	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	009	Circulation	Wall - Timber
45-47 Whalley Road	0 (Ground)	010	Office	Floor - Carpeted / Carpet Tiles
45-47 Whalley Road	0 (Ground)	010	Office	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	010	Office	Floor - Concrete
45-47 Whalley Road	0 (Ground)	010	Office	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	010	Office	Linoleum - Vinyl Products
45-47 Whalley Road	0 (Ground)	011	Store	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	011	Store	Floor - Concrete
45-47 Whalley Road	0 (Ground)	011	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	012	Store	Ceiling - Timber
45-47 Whalley Road	0 (Ground)	012	Store	Floor - Carpeted / Carpet Tiles
45-47 Whalley Road	0 (Ground)	012	Store	Floor - Concrete
45-47 Whalley Road	0 (Ground)	012	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	013	Throughout	Magnesite Floor - PVC / Reinforced Plastics
45-47 Whalley Road	1 (1st Floor)	014	Landing	Floor - Carpeted / Carpet Tiles
45-47 Whalley Road	1 (1st Floor)	014	Landing	Ceiling - Lath and Plaster
45-47 Whalley Road	1 (1st Floor)	014	Landing	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	014	Landing	Putty to Tank - Putty
45-47 Whalley Road	1 (1st Floor)	014	Landing	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	014	Landing	Ceiling - Plaster Board

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Building / Unit	Floor	Location	Location Description	Description
45-47 Whalley Road	1 (1st Floor)	015	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	015	Store	Wall - Timber
45-47 Whalley Road	1 (1st Floor)	015	Store	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	015	Store	Ceiling - Plaster Board
45-47 Whalley Road	1 (1st Floor)	016	Store	Wall - Timber
45-47 Whalley Road	1 (1st Floor)	016	Store	Floor - Carpeted / Carpet Tiles
45-47 Whalley Road	1 (1st Floor)	016	Store	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	016	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	016	Store	Ceiling - Plaster Board
45-47 Whalley Road	1 (1st Floor)	017	Store	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	017	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	017	Store	Ceiling - Plaster Board
45-47 Whalley Road	1 (1st Floor)	017	Store	Floor - Carpeted / Carpet Tiles
45-47 Whalley Road	1 (1st Floor)	018	Store	Ceiling - Plaster Board
45-47 Whalley Road	1 (1st Floor)	018	Store	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	018	Store	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	019	Old W.C	Ceiling - Lath and Plaster
45-47 Whalley Road	1 (1st Floor)	019	Old W.C	Floor - Carpeted / Carpet Tiles
45-47 Whalley Road	1 (1st Floor)	019	Old W.C	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	019	Old W.C	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	019	Old W.C	Wall - Timber
45-47 Whalley Road	1 (1st Floor)	020	Old Bathroom	Seal to Metal Tank - Gaskets (Compressed)
45-47 Whalley Road	1 (1st Floor)	020	Old Bathroom	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	020	Old Bathroom	Wall - Timber
45-47 Whalley Road	1 (1st Floor)	020	Old Bathroom	Ceiling - Lath and Plaster
45-47 Whalley Road	1 (1st Floor)	020	Old Bathroom	Ceiling - Plaster Board
45-47 Whalley Road	1 (1st Floor)	020	Old Bathroom	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	021	Loft	Beams - Timber
45-47 Whalley Road	1 (1st Floor)	021	Loft	Roof - Pitched Timber and Tile

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Building / Unit	Floor	Location	Location Description	Description
45-47 Whalley Road	1 (1st Floor)	021	Loft	Wall - Stone / Brick
45-47 Whalley Road	1 (1st Floor)	022	Hall	Ceiling - Plaster Board
45-47 Whalley Road	1 (1st Floor)	022	Hall	Floor - Timber
45-47 Whalley Road	1 (1st Floor)	022	Hall	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	1 (1st Floor)	022	Hall	Window Reveals - Plaster Board
45-47 Whalley Road	1 (1st Floor)	023	Loft	Roof - Pitched Felt Lined
45-47 Whalley Road	1 (1st Floor)	023	Loft	Wall - Stone / Brick
45-47 Whalley Road	1 (1st Floor)	023	Loft	Beams - Timber
45-47 Whalley Road	0 (Ground)	024	Old Stable	Floor - Stone / Brick
45-47 Whalley Road	0 (Ground)	024	Old Stable	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	024	Old Stable	Ceiling - Plaster Board
45-47 Whalley Road	0 (Ground)	025	Canopy	Floor - Tarmac
45-47 Whalley Road	0 (Ground)	025	Canopy	Wall - Plastered Brick / Block / Concrete
45-47 Whalley Road	0 (Ground)	026	External Areas	Wall - Stone / Brick
45-47 Whalley Road	0 (Ground)	026	External Areas	Floor - Tarmac
45-47 Whalley Road	0 (Ground)	026	External Areas	Putty around Skylight - Putty
45-47 Whalley Road	0 (Ground)	026	External Areas	Putty around Windows & Doors - Putty
45-47 Whalley Road	0 (Ground)	026	External Areas	Rainwater Goods - Metal
45-47 Whalley Road	0 (Ground)	026	External Areas	Roof - Pitched Timber and Tile

NB. Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company