



Asbestos Survey Report & Register



Survey Type:	Management Survey (with MA only)
Site:	Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire, CW3 9QD
Surveyor(s):	Tom Marshall
Contract:	J009120
Survey Date:	23 Apr 2024
Report Date:	8 May 2024
Re-inspection Due:	23rd April 2025
Client:	Berrys, 42 Headlands

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Appendix A

Certificate of Bulk Analysis

Appendix B

Site Plans

1.0 **Introduction**

- 1.1 This report provides detailed information and results following an Asbestos Management Survey. The survey was carried out in full accordance with the 'Control of Asbestos Regulations 2012', HSG264 Asbestos: The Survey Guide, which is specific guidance for 'Surveying, sampling and assessment of asbestos containing materials' and HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures'.
- 1.2 This survey is an Asbestos Management Survey and is not adequate for refurbishment or demolition works. Prior to refurbishment or demolition works a full Asbestos Refurbishment or Demolition Survey is required, as detailed within 'The Control of Asbestos Regulations 2012', relevant approved codes of practice and health & safety guidance notes.
- 1.3 A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs (Asbestos Containing Materials) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and to assess their condition.
- 1.4 Management surveys should cover routine and simple maintenance work. However, it has to be recognised where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.
- 1.5 Where sampling was carried out as part of the management survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos they were considered to be representative of other similar materials used in the same way in the building. Representative samples are detailed within the survey results section of this report. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) required a greater number of samples to be collected.

2.0 **Site Risk Assessment**

2.1 Following an asbestos survey an overall assessment of asbestos containing material risk at this site has been calculated. The overall risk is based on the highest material risk as identified during the survey.

Risk: Potential to release fibre if disturbed / Score Site Assessment:	Site Assessment:
High / 10+	
Medium / 7-9	This Site
Low / 5-6	
Very Low / 1-4	
No ACMs Detected / 0	

2.2 If they are required, based on the material risk, then recommended actions to place asbestos containing materials in to a safe and manageable condition are contained within the 'Asbestos Register' section of this report.

2.3 Any recommendations are based on minimum requirements under 'The Control of Asbestos Regulations 2012'.

2.4 The current site assessment is **'Medium'**. This assessment could be reasonably reduced following recommended asbestos remedial works. On completion of the recommended actions the current assessment would be reduced to a site assessment of **'Very Low'**.

3.0 Executive Summary

3.1 The following table is an executive summary of asbestos containing materials which were identified during the survey. Within the table are page references referring to the 'Asbestos Register' section of this report. The 'Asbestos Register' section contains photographs, detailed comments and recommendations for each item. Generally, all sites should show 'low' or 'very low' assessments, for identified asbestos products, in order for such materials to be considered safe and manageable.

Survey Overview

Current Material Risk	High	Medium	Low	Very Low
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ID No / Sample No	Risk:	Room / Area:	Product Type:	Asbestos Type:	Exent
Visual	MEDIUM (7)	External garage E01	Cement Product	Crocidolite (or unknown)	8lm
EA000475	VERY LOW (3)	001 Lobby G01	Bituminous Product	Chrysotile	2m ²
As EA000475	VERY LOW (3)	002 Kitchen G02	Bituminous Product	Chrysotile	12m ²

4.0 Material Risk Assessments

- 4.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.
- 4.2 The following algorithm is a material assessment which identifies high risk materials, that is those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.
- 4.3 Under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2012', the duty holder is required to carry out additional assessments using this report together with their detailed knowledge of additional factors such as, i) use to which the location is put, ii) the occupancy of the area, iii) the activities carried on in the area; and IV) the likelihood / frequency with which maintenance activities are likely to take place. This additional assessment will form the basis of the required asbestos management plan.
- 4.4 The following tables contains examples of scores which are added together to calculate a total score of between 2 and 12. This total score forms the material assessment score.

Material Assessment Algorithm

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

Sample Variable	Score	Examples of scores
Damage extent: (or 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 fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Sample Variable	Score	Examples of scores
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.

Sample Variable	Score	Examples of scores
Asbestos type:	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

5.0 5.0 No Access Areas and Restrictions

5.1 Due to the generally non-destructive nature of an Asbestos Management Survey, there are areas and items which cannot be practicably included within survey inspections of this type. The following is a list of general limitations and exclusions which were not accessed during this survey. In accordance with 'HSG264: Asbestos: The Survey Guide', these restrictions were highlighted to the client at the time of quotation.

5.2 General access restrictions in accordance with the client's instruction:

- | Electrical, water and gas installations
- | Operational and non-operational equipment, machinery & Plant
- | Shuttering inside precast concrete floors
- | Under or behind solid concrete or other structural solid construction requiring specialist equipment or tradesman, including fixed boarded floors.
- | Wall, Floor, ceiling and other sealed / hidden risers / voids and rooms
- | Inside fire doors, door panels and other constructed building materials
- | Beneath decorative finishing's to walls, ceilings and floors
- | Additional buildings or structures outside the scope of the contracted survey
- | Contaminated land, topsoil or other surfaces to the external of the building outside the scope of the contracted survey
- | Items within the property which do not form part of the fabric or structure
- | Behind or beneath existing asbestos containing materials
- | Beneath existing felt or other sealed roofing / coverings
- | Behind or below fabricated or purpose built constructed cupboards and voids, which are not reasonably accessed without causing damage such as kitchen units, built in wardrobes, boxed sanitary ware (cisterns and services etc.)
- | Beneath existing insulation and lagging

5.3 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted.

No Access and Restrictions

Room/Area	No access and restriction details:	Photo
There were no results found.		

5.4 The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

6.0 General Site & Survey Information / Asbestos Register

- 6.1 The 'General Site & Survey Information' section contains all relevant information with regards to the site and general conditions at the time of the survey. This section also contains any additional and relevant information ('Special Notes') which may help the client when considering future management or removal of any identified asbestos containing materials.
- 6.2 The 'Asbestos Register' section contains all data collected during the survey. Each element is fully detailed with a material assessment, photograph, relevant comments and recommendations.
- 6.3 Each asbestos register sheet has been given a unique item number which can be identified with a prefix of 'ID:' followed by a unique identifier e.g. 'ID: 001'. Each location can be referenced to the site plans which are contained within 'Appendix B'.
- 6.4 All recommendations are in accordance with The Control of Asbestos Regulations 2012, and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.
- 6.5 All elements have been assessed as follows:

Colour	Risk: Potential to Release Fibre if Disturbed / Score
Red	High / 10+
Yellow	Medium / 7-9
Light Green	Low / 5-6
Dark Green	Very Low / 1-4
Grey	No ACMs Detected / 0

Contract No: J009120	Client: Berrys
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Site: Jillscot,56 Bar Hill, Madeley, Crewe, Cheshire	Survey Date: 23 Apr 2024
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Introduction:

Even where an Asbestos Management Survey returns results of 'No Asbestos Detected' all those undertaking works within areas to which this report refers, should confirm (which should be recorded by the client or 'duty holder') that they have read and understand the contents of the asbestos register sheets (and other associated sections of this report) and have made suitable assessments for any potential risks which may be pertinent to their work.

This asbestos register sheets should be read and used in conjunction with the 'No Access' and the 'Plans' sections of this report. Where no access areas are recorded or detailed it must be presumed that such areas contain asbestos bearing materials until proven otherwise. Prior to accessing or working within these areas, confirmation must be obtained through further detailed assessments or by carrying out Asbestos Refurbishment / Demolition Surveys.

Special Notes:

Special notes are to be read in conjunction with asbestos register sheets and provide further detailed information with regards to asbestos containing materials which were identified at the site during the survey

Site Overview:

The site is comprised of an unoccupied domestic premises.

Survey Scope:

The survey was a Management Survey (with MA only). The survey was carried out in full accordance with HSG264: Asbestos: The Survey Guide.
Management survey to to all accessible areas of the property.



General Descriptions:

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



Detailed asbestos information is located within the specific asbestos register sheets, which are located at the end of this section. The general descriptions have been compiled, and are intended, to aid in a general understanding of the locations and use of identified asbestos containing materials. The descriptions contain a basic site layout and general build information. The general descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

Building	Jillscot, 56 bar hill, Crewe
Surveyors Notes:	<p>A management survey was undertaken to all accessible areas of the property by Tom Marshall on the 23.04.24. The building comprised of plasterboard ceilings, plasterboard and plaster skimmed masonry walls and solid concrete and timber floors with areas of carpet and modern linoleum overlay. Also throughout the property was timber doors, timber skirting, timber architrave, ceramic toilets, ceramic sinks and ceramic cisterns, timber worktops and units, metal wall mounted radiators with associated metal pipework housed in timber boxings, areas of ceramic wall tiles, UPVC windows and doors, wall mounted Valliant boiler with associated metal and plastic pipework, metal flue coming from boiler exiting through external brick block wall, timber stair case and two fireplaces located on ground floor with copper surrounds and timber surrounds. The loft was inspected from the loft hatch only due to size to reveal, loose MMMF insulation, exposed brick/block gable ends, electrical cabling, sark felt lining to pitched roof and timber framework. Please note the internals of garage was not accessed due to no keys on site. The externals of the property included, clay roof tiles, timber soffits and fascias, UPVC windows and door, lead flashings to UPVC pipework, UPVC guttering and rainwater goods, brick block chimney stack and no visible DPC to sample. The garage was not accessed but surveyed externals only this included a metal folding entry door, UPVC rainwater goods, timber door, timber and UPVC fascias.</p>



Asbestos Register Sheet

Contract No: J009120	Client: Berrys	Item No: 1	
Site Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire		Survey Date: 23 Apr 2024	
Building:	Jillscot, 56 bar hill, Crewe		
Floor:	Ground Floor		
Room Area:	001 Lobby		
Description	Textured coating		
Quantity	2m ²		
Accessibility	Easily disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (1)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	EA000474 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: To plasterboard pitched roof above.			
Recommendations: No further action required			



Asbestos Register Sheet

Contract No: J009120	Client: Berrys	Item No: 2	
Site Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire		Survey Date: 23 Apr 2024	
Building:	Jillscot, 56 bar hill, Crewe		
Floor:	Ground Floor		
Room Area:	001 Lobby		
Description	Bitumen residue		
Quantity	2m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Bituminous Product (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	23rd April 2025
Asbestos Type:	Chrysotile (1)	Sample Ref:	EA000475 (S)
Material Assessment:	Risk Score - 3 Very Low		
Comment: Beneath linoleum.			
Recommendations: Manage The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage are not a legal requirement it should be considered to avoid accidental damage.			



Asbestos Register Sheet

Contract No: J009120	Client: Berrys	Item No: 3	
Site Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire		Survey Date: 23 Apr 2024	
Building:	Jillscot, 56 bar hill, Crewe		
Floor:	Ground Floor		
Room Area:	002 Kitchen		
Description	Bitumen pad		
Quantity	1no.		
Accessibility	Easily disturbed		
Product Type:	Bituminous Product (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	EA000476 (S)
Material Assessment:	Risk Score - N/A No Asbestos Detected		
Comment: To underside of metal sink.			
Recommendations: No further action required			



Asbestos Register Sheet

Contract No: J009120	Client: Berrys	Item No: 4	
Site Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire		Survey Date: 23 Apr 2024	
Building:	Jillscot, 56 bar hill, Crewe		
Floor:	Ground Floor		
Room Area:	002 Kitchen		
Description	Bitumen residue beneath linoleum		
Quantity	12m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Bituminous Product (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	23rd April 2025
Asbestos Type:	Chrysotile (1)	Sample Ref:	As EA000475 (SP)
Material Assessment:	Risk Score - 3 Very Low		
Comment: Includes under stairs cupboard.			
Recommendations: Manage The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage are not a legal requirement it should be considered to avoid accidental damage.			

Asbestos Register Sheet

Contract No: J009120	Client: Berrys	Item No: 5	
Site Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire		Survey Date: 23 Apr 2024	
Building:	Jillscot, 56 bar hill, Crewe		
Floor:	External		
Room Area:	External garage		
Description	Corrugated cement sheeting to garage pitched roof.		
Quantity	60m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Cement Product (1)		
Damage Extent	Medium Damage (2)		
Surface Treatment	Unsealed (1)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	EA000477 (S)
Material Assessment:	Risk Score - N/A No Asbestos Detected		
Comment: Small breakage.			
Recommendations: No further action required			

Asbestos Register Sheet

Contract No: J009120	Client: Berrys	Item No: 6	
Site Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire		Survey Date: 23 Apr 2024	
Building:	Jillscot, 56 bar hill, Crewe		
Floor:	External		
Room Area:	External garage		
Description	Cement undercloak		
Quantity	8lm		
Accessibility	Usually inaccessible or unlikely to be disturbed		
Product Type:	Cement Product (1)		
Damage Extent	Medium Damage (2)		
Surface Treatment	Unsealed (1)	Re-inspection Due	23rd April 2025
Asbestos Type:	Crocidolite (or unknown) (3)	Sample Ref:	Visual (P)
Material Assessment:	Risk Score - 7 Medium		
Comment: To externals. Undercloak in poor condition and material falling away from roof.			
Recommendations: Encapsulate and Manage The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage are not a legal requirement it should be considered to avoid accidental damage.			

- 6.5 Where recommended, asbestos remedial works should be undertaken utilising the correct controls and in accordance with the Control of Asbestos Regulations 2012. All works should only be carried out by a competent asbestos contractor who holds suitable asbestos insurance. Additionally, prior to any work commencing on any asbestos containing material, an assessment should be made to determine the appropriate contractor required for the works. The assessment should identify if the works are licensed, notifiable non licensed or non-licensed. If the works are deemed as licensed, then a HSE licensed contractor will be required and the works will be subject to a 14 day notification period to the local enforcing authority. If the assessment determines that the works are not licensed, then a suitable non licensed contractor may undertake the works. However, the assessment must also identify if the non-licensed works are notifiable. Notifiable non licensed works will be subject to notification to the local enforcing authority prior to works commencing. Should you require further advice regarding the licensed asbestos containing materials, notifiable non-licensed and non-licensed please contact our office for clarification.
- 6.6 It should be noted that although every effort has been made with regards to the accuracy of measurements recorded within this report, they should not be relied upon for the purposes of tendering. This report is an asbestos survey and is designed for asbestos management purposes only. As such this report should not be utilised for tendering and relied upon as a specification. All required works at this site should have a detailed specification compiled, during which extent and location should be detailed by participating contractors so as to avoid tender information disputes.
- 6.7 Prior to refurbishment or general maintenance / repair works commencing all contractors should review the asbestos register and confirm that they understand and are aware of any potential risks.
- 6.8 If works shall, or are likely too, disturb either identified asbestos containing materials or areas listed as previously being no access, then specialist advice should be sought before proceeding.
- 6.9 Irrespective of the Asbestos Refurbishment Survey results, should any person encounter material they suspect may contain asbestos or discover damage to previously identified asbestos containing materials in any area, specialist advice should be sought immediately.
- 6.10 In accordance HSG264 Asbestos: The Survey Guide ('It is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself') it is strongly recommended that during major refurbishment or alterations a suitably competent asbestos surveyor is present in the event of locating or uncovering any suspected or additional ACMs.
- 6.11 If this report and or register is being consulted prior to a planned major refurbishment, alterations or demolition it must be noted that an Asbestos Refurbishment or Demolition Survey is legally required and specialist advice should be sought prior to proceeding.
- 6.12 Any inspections, remediation or changes to identified asbestos containing materials should be recorded within the client's asbestos management plan. An asbestos management plan with 'priority' risk assessments and detailed action plan is a requirement in addition to this asbestos survey for all duty holders to be compliant under current approved codes of practice. Oracle Solutions can provide these additional requirements and should be contacted for further details and advice if not in place.

Signature 1: (Report Written By)



Arran Watson
Administrator

Signature 2: (Quality Check)



Tom Marshall
Asbestos Consultant

Appendix A

Certificate of Bulk Analysis for Asbestiform Materials

Analysis was carried out utilising a UKAS accredited laboratory, accredited for testing in accordance with the ISO 17025 standard.

Our Ref: J291162 Fl: 4
 Your Ref: J009120
 Date: 02/05/2024

Asbestos Fibre Identification Report

Client: Oracle Solutions Asbestos Ltd
 Unit 13 Henson Way, Telford Way Industrial Estate, Kettering, Northamptonshire, NN16 8PX

Site Address: Jillscot, 56 Bar Hill, Madeley, Crewe, Cheshire, CW3 9QD

Sampled By: Oracle Solutions Asbestos Ltd

Date sampled/received: 1st May 2024

Date analysed: 2nd May 2024

Analyst/s: Ella Hiron

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
EA000474	BS965792	Ground Floor, 001 lobby, Textured coating	No	
EA000475	BS965793	Ground Floor, 001 lobby, Bitumen residue	Yes	Chrysotile
EA000476	BS965794	Ground Floor, 002 kitchen, Bitumen pad	No	
EA000477	BS965795	External, External garage, Corrugated cement sheeting	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE: 

Authorised signatory PRINT NAME: Ella Hiron

DATE AUTHORISED:
02/05/2024



Appendix B

Site Plans



ORACLE
SOLUTIONS

Client:

Berrys

Site:

Jillscot
56 Bar Hill
Madeley
Crewe
Cheshire
CW3 9QD

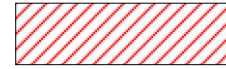
Contract No:

J009120

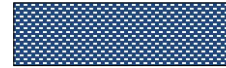
Scale:

Not to Scale

Key:



Contains asbestos



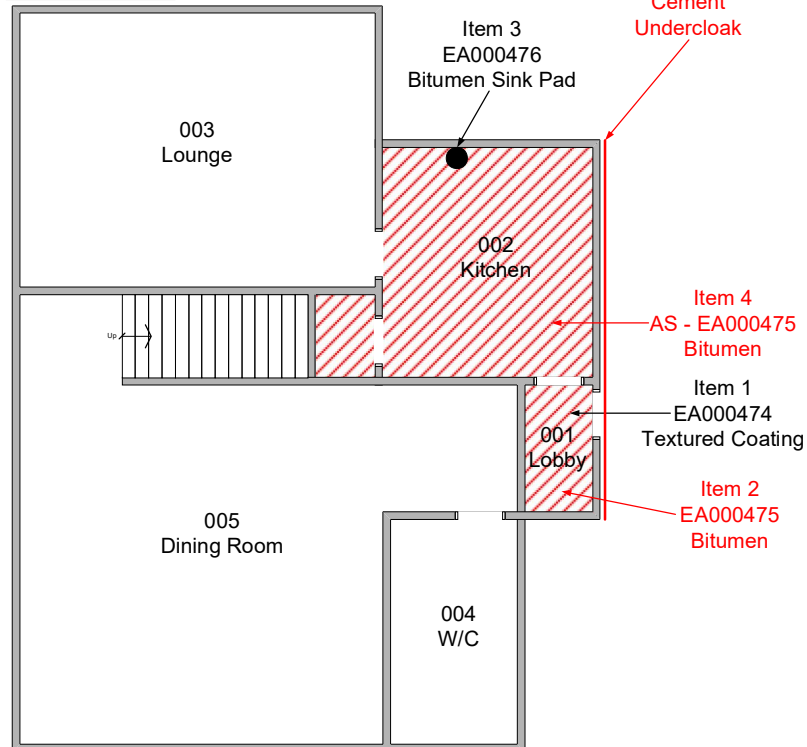
Not Accessed, presumed to contain asbestos

Additional Information:

No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

Each sampling point has a unique identifier (e.g. 12345) which can be used to refer back to the individual asbestos register sheet for that location.

Ground Floor



First Floor

