

B&Q Cricklewood ES Volume III

Appendix 12-4: Asbestos Report

Montreaux Cricklewood Developments Ltd

July 2020

Asbestos Survey Report

Property: **Cricklewood (390)**

Unit 2 Broadway Retail Park
Cricklewood Lane
Cricklewood

NW2 1ES



Property Ref: **PS390**

Site Ref: **As Property Ref**

Task No.: **122844**

BES Project Ref: Type 2 asbestos survey - Phase 2

Start Date: **18/05/2005**

Lead Surveyor: Rayed Aziz

Client: Instore (Poundstretcher Ltd)
Trident Business Park
Leeds Road
Deighton
Huddersfield

Client Contact: Varn Ulyart

Instructed by: Varn Ulyart

HD2 1UA

BES Client ID: POUND

Verifier's
signature:

Authoriser's
signature:

Verified by: N Dolan

Authorised by: M Barlow BA (Hons)

Date of
Verification: 12/07/2005

Date of
Authorisation:

Transmittal
notice to: Varn Ulyart

ASBESTOS REPORT INDEX

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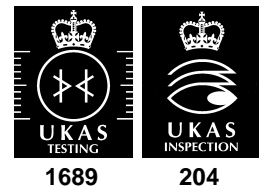
Section 8: Certificates of Bulk Sample Analysis

Appendix A: Documented Survey Method CN1044

Appendix B: Limit of Financial Liability (if instructed to provide)

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

This report is part of an asbestos management plan and should be retained on the premises for dissemination by the Duty Holder to anyone who may disturb asbestos containing materials or for inspection by statutory authorities.



UKAS Accredited Asbestos Surveying, Testing, Sampling and Identification • HSE Licensed Asbestos Project Managers • Pressure Vessel Testing • Property Database Systems • Risk & Fire Assessment • Data Collection, Collation & Dissemination

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BES Consulting Limited Registered in England No.: 3422181. Registered office: 5 Eldon Place Bradford BD1 3AU. HSE Asbestos Licence No. 499004201 Also at: London and Episkopi (Cyprus) Document1

Report Transmittal Form

Task No.: 122844 Client Contact: Varn Ulyart

Start Date: 18/05/2005 Instructed by: Varn Ulyart

Client: Instore (Poundstretcher Ltd)
Trident Business Park
Leeds Road
Deighton
Huddersfield HD2 1UA

Transmittal notice to: Varn Ulyart

TRANSMITTAL NOTICE:

ON RECEIPT OF THE REPORT ENCLOSED WHICH RELATES TO:- Cricklewood (390)
Unit 2 Broadway Retail Park, Cricklewood Lane Cricklewood NW2 1ES

**PLEASE COMPLETE THE SECTION BELOW AND RETURN THIS TRANSMITTAL NOTICE AS
CONFIRMATION TO US THAT THE REPORT HAS BEEN RECEIVED.**

Signature of person who received the
report:.....

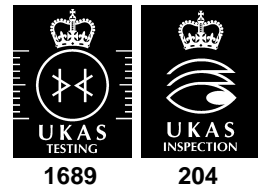
Please print name:.....Date.....

It would be most helpful if you could assist us by answering the following questions and make any comments to help us improve our service to you.

Was this report produced on time? **Yes / No** Was the report sent to the correct person and address? **Yes / No**

Is this report easily understood? **Yes / No** Did the contents of the report meet your requirements? **Yes / No**

Comments:



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BES Consulting Limited Registered in England No.: 3422181. Registered office: 5 Eldon Place Bradford BD1 3AU. HSE Asbestos Licence No. 4990004201 Also at: London and Episkopi (Cyprus)
Document1

Executive Summary: Cricklewood (390)

Unit 2 Broadway Retail Park
Cricklewood Lane Cricklewood
NW2 1ES

Property ID PS390

Introduction:

BES Consulting Limited were instructed to survey for asbestos containing materials (ACM's) in these premises. The survey has been carried out in accordance with instructions received. The scope of the survey carried out is summarised below, and is in accordance with HSE document MDHS 100 and in-house approved documented methods.

BES Consulting Limited are UKAS accredited to carry out: sampling; surveying for asbestos Types 1, 2 and 3 surveys; and material identification in bulk samples. Refer to Appendix A for full details.

Survey instructions and information provided by the client:

This Task No.	122844
Survey all areas occupied by client	<input checked="" type="checkbox"/>
Survey Type instructed:	Type 2
Details if a mixed type of survey carried out:	Type 2 for whole site
Exclusions/ special requirements:	N/A
Surveying and sampling constraints i.e. out of hours working:	N/A
Existing plans ref. provided:	N/A
Historic asbestos data ref. provided:	N/A
Proposal plans ref. provided:	N/A

Risk Assessments:

MATERIAL RISK ASSESSMENT: HSE document method MDHS 100 (2001) states that ACM's with a material risk assessment score of 10 to 12 have a high potential to release fibres if disturbed. ACMs with material risk assessment scores of between 7 and 9 have a medium potential to release fibres when disturbed, scores 5 and 6 a low potential, and scores of 4 or less have a very low potential. The asbestos surveyor has responsibility for assessing the material risk score.

PRIORITY RISK ASSESSMENT: Guidance associated with the Control of Asbestos at Works Regulations 2002 also requires the duty holder(s) to assess the risks associated with the activities on the premises, additional to those considered in the material risk assessment. The priority risk assessment covers both normal occupational activities and maintenance works. Although the duty holder has a responsibility for priority risk scoring, BES Consulting will collect this information during the survey based on perceived occupational activities. This information will remain draft until considered, agreed or amended by the duty holder who should assess the priority risk assessment records in Section 5 of the report and return a signed and dated copy to BES Consulting for updating. A Section 4 Asbestos Register will be issued on request (or made available over the internet to Asbestos Controller subscribers).

TOTAL RISK SCORE (TRS): Both material and priority risk scores are algorithms, each add up to a maximum of 12. The TRS is calculated by adding the material and priority risk score together. The TRS enables the duty holder to assess the risk based on the information known at any point in time. The TRS can change, for example when ACM is encapsulated or a room becomes less frequently accessed the TRS will reduce. Damage or increased maintenance activity can increase the TRS. When comparing ACM's, those with larger TRS's pose increased risk relatively.

Please contact our Technical Manager should further guidance be required (srhodes@besconsulting.co.uk).

Recommendations based on Action Priority groups

The Action Priority is used to segregate TRS information into four groups. Action Priority group 1 is considered high risk, group 2 medium risk, group 3 low risk and group 4 very low risk. Action Priority groups can help simplify other asbestos management requirements such as budgeting, planning and programming of works in accordance with a Management Plan.

The Matrix below summarises Action Priority grouping as guidance to the Dutyholder on what action is required. The TRS is calculated by adding the material risk assessment score to the priority risk assessment score.

Action Priority Groups	TRS 19-24	TRS 13-18	TRS 9-12	TRS 1-8
	1 - high risk	2 - medium risk	3 - low risk	4 - very low risk

Action Priority 1 - High Risk: immediate management actions.

Action Priority 1 ACMs should normally be considered for removal at the earliest opportunity, or as otherwise determined by the duty holder's Management Plan and/ or Policy. It may be possible to reduce the risk by changing an area's use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective.

In all cases Action Priority 1 ACMs should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM.

Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Action Priority 2 - Medium Risk: programmed remediation and management actions.

Action Priority 2 ACMs should be considered for programmed remediation, either removal or encapsulation/ sealing. Where the TRS of the ACM can be reduced to a low or very low action priority group then this can be considered as a management action option. Action Priority 2 ACMs management action strategy should be documented in the Management Plan and/ or Policy. Programmed remediation should consider other activities, such as pre-planned maintenance, refurbishment projects, etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management actions restrict access to otherwise commercially usable areas etc. It may be possible to reduce the risk by changing an area's use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective.

In all cases Action Priority 2 ACMs require management action be taken to initiate a safe system of work in the vicinity of the ACM.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Any access to areas with Action Priority 2 ACMs should be strictly controlled by the Duty Holder to ensure all persons on the site remain safe from the potential of exposure to airborne asbestos from any activity he authorises to carry out on site.

Action Priority 3 - Low Risk: longer term management actions.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Asbestos removal of Action Priority 3 ACMs should only be considered where maintenance or any other activity will pose a significant risk to the any occupant with regards to exposure to airborne asbestos fibre. Low risk ACMs will normally be considered for removal during a major refurbishment or during demolition works, or at a time the product requires replacement or renewal.

Action Priority 4 - Very Low Risk: long term management actions.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Asbestos removal of Action Priority 4 ACMs should only be considered where maintenance or any other activity will pose a significant risk (often unlikely) to any occupant with regards to exposure to airborne asbestos fibre. Very low risk ACMs will normally considered for removal during a major refurbishment or during demolition works, or at a time when the product requires replacement or renewal.

Imminent risk of exposure - reporting procedure

Where occupational exposure is identified or considered likely, as identified either by the BES Consulting surveyor's site visit or by the duty holder, then the activity must be stopped and the incident recorded by the duty holder. Where the incident occurs at the time a BES Consulting surveyor is on site then this will be reported to the client or the person placing the instruction or any other authorised person as advised. BES Consulting will report to the client: in any situation when it is likely the Control Limit or Action Level (as defined by CAVR 2002) is being (or likely to be) exceeded; save where the client is already aware either prior to BES Consulting's surveyor visiting site or as advised by the site contact, then no report will be made.

Projects - major refurbishment or demolition: Type 3 surveys

Asbestos registers are normally based on MDHS 100 Type 2 survey data. When a major refurbishment or demolition is to be carried out it is a requirement that a Type 3 asbestos survey takes place. It is important that the designer(s) of the project provide a full written brief and plans of the project areas to ensure that the surveyor is sufficiently thorough, so where works are not required then damage to the fabric of the building can be avoided. Type 3 asbestos surveys are intrusive and will cause damage similar to when a structural engineer or building surveyor carries out 'intrusive sectional inspections'. The asbestos surveyor's objective, utilising his experience and comprehension of the written project brief, is to locate or predict all ACMs within the project area (including those areas where services or access may be gained to facilitate the project). The asbestos register and asbestos summary sections of this report show on a record by record basis whether a Type 3 asbestos survey has been carried out in a particular room or area. Where a new project is commissioned, or there is a significant design change to a planned project then advice should be sought from the asbestos surveyor to ensure the Type 3 survey is still valid (if not additional Type 3 surveying will be required).

Textured Coatings- important note:

Sampling methods carried out in accordance with MDHS 100 may not always identify asbestos through analysis for asbestos fibre, this is due to the often inconsistent nature of the material.

Where "No Asbestos Detected" or a mixture of results is recorded, then asbestos containing textured coatings may not be always correctly represented by the sampling process. Specialist SEM analysis of "No Asbestos Detected" samples may provide a greater degree of certainty as to the presence of asbestos fibres in samples taken from textured coatings.

Assistance and practical help:

BES Consulting Limited can assist the duty holder to write, review and implement an Asbestos Policy and Asbestos Management Plan.

Additional assistance can be provided as follows:

- Assessment of contractors for competency and resourcing.
- Assist or manage the procurement of asbestos abatement services.
- Project Manage in accordance with our HSE Asbestos License asbestos abatement programmes.
- Undertake statutory clearance testing and inspections and issue certificates.
- Maintain and update asbestos records using electronic database systems or provide internet based asbestos registers
- Provide training.
- Carry out statutory six monthly or annual asbestos audits and provide the premises with updated register.
- Undertake Statutory Type 3 surveys for refurbishment or demolition works.

Asbestos overview for this task:

The table below summarises the findings of this survey task. For clarity this summary excludes any previous asbestos material found in this property (all information collected on this and any previous task is detailed in full in sections 3, 4 and 5 of this report). If this section is blank then no asbestos has been detected within the scope of this survey.

End of Section 2

**Refer to Section 4 (Asbestos Register) of the report for full inspection details.
No asbestos containing materials as yet identified in this property.**

Asbestos Register for: Cricklewood (390)

Unit 2 Broadway Retail Park
Cricklewood Lane Cricklewood
NW2 1ES

PS390

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores:			Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/or locate on Type 3 survey)	MDHS 100 Survey Type
								MDHS 100 material score	Dutyholders priority score	Total risk score			
External 10	External	Canopy	Insulating Board (IB)	4 m2	060/232 No Asbestos Detected	<input checked="" type="checkbox"/>	Insulating board to canopy over entrance.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: m2	Type 2 122844 1398822	
Ground 1	Shop Floor	Floor	Thermoplastic Tile	460 m2	060/224 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 500 m2	Type 2 122844 1398756	
Ground 2	Office	Floor	Thermoplastic Tile	6 m2	060/225 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 6 m2	Type 2 122844 1398788	
Ground 3	Corridor	Floor	Thermoplastic Tile	18 m2	060/226 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 18 m2	Type 2 122844 1398793	
Ground 4	Office	Floor	Thermoplastic Tile	6 m2	060/227 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 6 m2	Type 2 122844 1398794	
Ground 5	Staff Kitchen	Sink	Bituminous Product	2 No.	060/229 No Asbestos Detected	<input checked="" type="checkbox"/>	2 no. bituminous pads to underside of sink unit.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 12 m2	Type 2 122844 1398800	
Ground 5	Staff Kitchen	Floor	Thermoplastic Tile	12 m2	060/228 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 12 m2	Type 2 122844 1398804	
Ground 6	Male Toilet	Floor	Thermoplastic Tile	2 m2	060/230 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing Room Area: 2 m2	Type 2 122844 1398809	

Asbestos Register for: Cricklewood (390)

Unit 2 Broadway Retail Park
Cricklewood Lane Cricklewood
NW2 1ES

PS390

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores:			Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/or locate on Type 3 survey)	MDHS 100 Survey Type
								MDHS 100 material score	Dutyholders priority score	Total risk score			
Ground 7	Female Toilet	Floor	Thermoplastic Tile	2 m2	060/231 No Asbestos Detected	<input checked="" type="checkbox"/>	Floor tile.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 122844 1398812	
Ground 8	Warehouse			N/Q N/A		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 122844 1398816	
Roof 9	Roof			N/Q N/A		<input checked="" type="checkbox"/>	No suspect material seen. Viewed from ground only.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 122844 1398819	

Asbestos Register for: Cricklewood (390)

Unit 2 Broadway Retail Park
Cricklewood Lane Cricklewood
NW2 1ES

PS390

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores:			Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/or locate on Type 3 survey)	MDHS 100 Survey Type
								MDHS 100 material score	Dutyholders priority score	Total risk score			

Asbestos Register notes:

The data in this register is sourced from a live database and shows the known asbestos containing materials (ACM's) current status for this property.

The asbestos register was compiled by BES Consulting Ltd in accordance with the Health and Safety Executive document MDHS 100 and the Control of Asbestos at Work Regulations 2002 for all surveys or audits carried out after 01 January 2002. The data may contain information collected and collated by BES Consulting Ltd. prior to this date to UKAS accredited in-house documented methods. Historical data provided by the client to BES Consulting Ltd. may also be included in the report. BES Consulting Ltd. can not be responsible for the accuracy of any data included in the database where it is supplied by the client (including the interpretation of any supplied data).

MDHS 100 asbestos survey types are: Type 1 - Location and assessment (presumptive survey); Type 2 - Standard sampling, identification and assessment survey (sampling survey); and Type 3 - Full access sampling and identification (pre-demolition/major refurbishment surveys). The survey 'type' may vary and is reported herein for each Room ID (not all of a property may have been inspected to the same survey 'type'). Typically, for an Asbestos Register, Type 2 survey data is reported. If demolition or major refurbishment works are planned a Type 3 survey should be carried out in those areas to be affected.

If the initial survey for the property was carried out prior to 2002 or it has not been audited in the last 12 months then a formal audit is required. For assistance contact BES Consulting Ltd on commercial@besconsulting.co.uk or telephone 0044 (0)1484 545533.

Accurate information on asbestos containing materials should be provided by 'the duty holder' detailed in the Control of Asbestos at Work Regulations (CAWR) 2002 to anyone at risk from asbestos.

Under the current regulations all employers have a legal duty to ensure that employees or other persons are not exposed to asbestos containing materials (refer to current CAWR).

This data is provided for the commissioning client only and BES Consulting Ltd. cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to carrying out work in any area(s) that may contain or conceal asbestos containing materials always seek professional advice from a competent and resourced organisation or person.

Asbestos Risk Scores and Action Priorities:

Refer to the Executive Summary issued with this report.

Asbestos Audit Summary:

Under CAWR 2002 auditing should occur no later than every 12 months. A written record must be made and should be disseminated to anyone who may be at risk from disturbing ACMs.

MDHS 100 asbestos survey first carried out for whole property: **18/05/2005** Historical(PreMDHS100) first asbestos survey

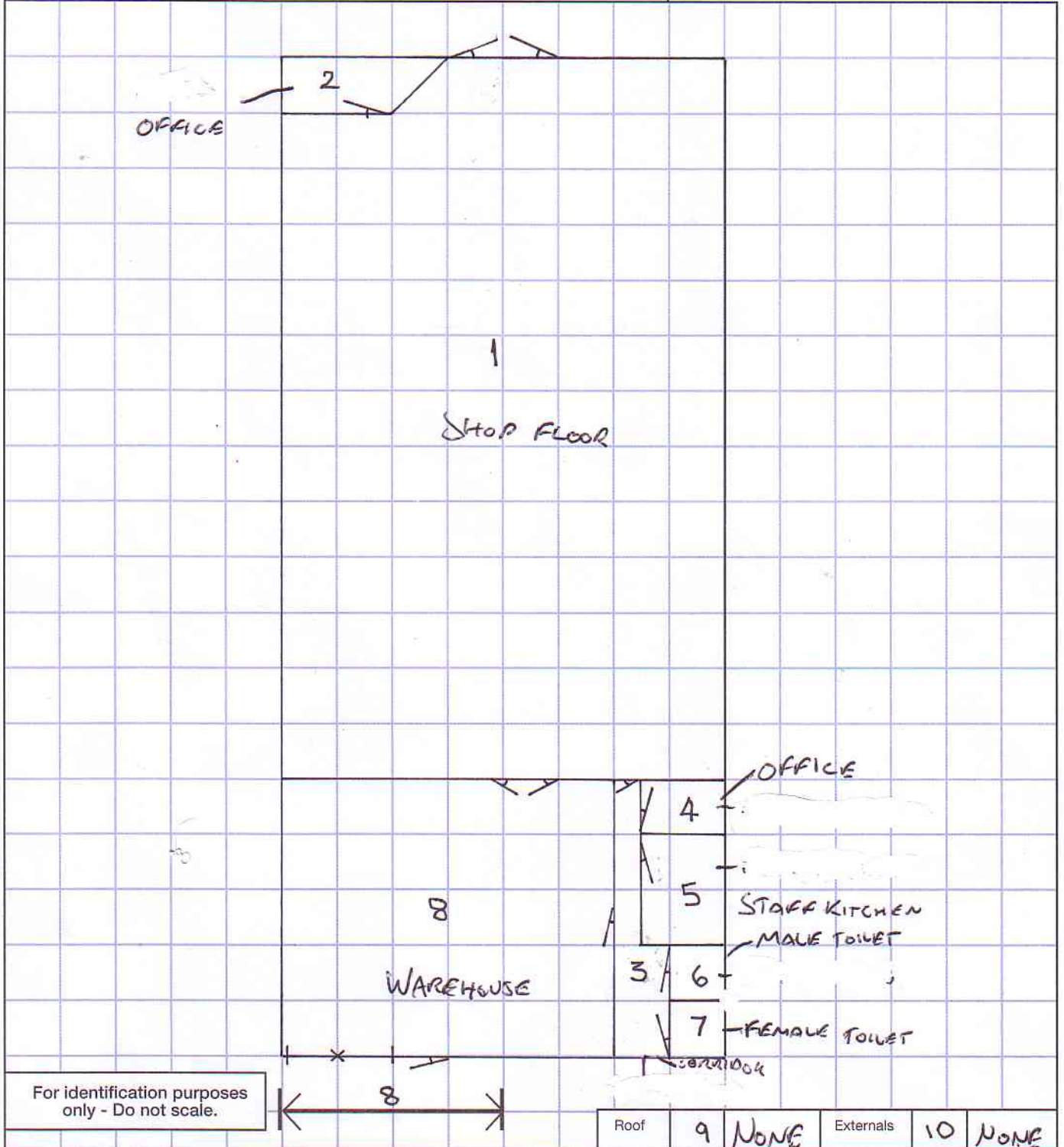
Asbestos Audit Record:	Audit 2002:	Audit 2003:	Audit 2004:	Audit 2005:	Audit 2006:	Audit 2007:	Audit 2008:	Audit 2009:	Audit 2010:	Audit 2011:
Duty Holder compliance at audit:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**No asbestos containing materials as yet identified in this property.
Refer to Section 4 (Asbestos Register) of the report for full inspection details.**

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

Task No.	122844	Survey Date	18 / 05 / 05	<b style="color: red;">North Point
Building Name	Unit 2 Broadway retail park Cricklewood			
Floor Level	Ground	Diagram No.	1 of 1	

LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.

Roof	9	NONE	Externals	10	NONE
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This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

Survey Planning Data: Cricklewood (390)

Unit 2 Broadway Retail Park
Cricklewood Lane Cricklewood
NW2 1ES

Instore (Poundstretcher Ltd)

Property ID PS390

First Asbestos Survey Date:

MDHS100 First Survey Date

18/05/2005

Survey Planning Information:

MDHS100 Survey Type: Type 2

Survey all areas occupied by client Site awareness induction arranged

Mix of Survey Type details:	Type 2 for whole site		
Exclusions/Special requirements:	N/A		
Out of hours survey information:	N/A		
Existing plans Ref:	N/A	Proposal Plans Ref:	N/A
Historic asbestos data ref:	N/A		

Desk Top Study Information: (For completed surveys undertaken after 01/01/2002)

The aim of the desk top study is to gather information on the types, construction and ages of the premises to be surveyed and the current or former equipment and types of processes carried out in them. If the client cannot provide information the surveyor will supplement the data once on site. The information below is the current known status and may require verification by the client as appropriate:

General Property Construction Details

Buildings date from:	1980's		
No of floor levels:	1	Basements	<input type="checkbox"/>
General construction:	Block/Metal		

Summary and description of each floor level use:

Basements:	N/A	Trade area in basements	<input type="checkbox"/>
Ground floor:	Shop/Warehouse	Trade area ground floor	<input checked="" type="checkbox"/>
First:	N/A	Trade area first floor	<input type="checkbox"/>
Second floor:	N/A	Trade area on second floor	<input type="checkbox"/>
Third floor and higher:	N/A	Trade area on 3rd floor or higher	<input type="checkbox"/>

Property occupancy and other relevant details:

Client's sole occupancy of building:	<input type="checkbox"/>	
Property type:	Terraced	
Manager's accommodation in building:	<input type="checkbox"/>	
Staff sleeping accommodation other than manager's family	<input type="checkbox"/>	
Letting bedrooms: <input type="checkbox"/>	Number of letting rooms:	0
Maximum number of employees:	30	
Fire Certificate on premises:	<input type="checkbox"/>	
Public Entertainment Licenses:	<input type="checkbox"/>	
Justices On Off Licenses:	<input type="checkbox"/>	
Other occupants list:	N/A	

Surveyor Risk Assessment Information is held by BES Consulting Ltd

Elements of this risk assessment may apply to others and should be considered by contractors as part of risk assessments undertaken before commencing asbestos removal works.

CERTIFICATE OF ANALYSIS Asbestos Fibre Identification in Bulk Sample

Task No.: 122844

Start Date: 18/05/2005

Client : Instore (Poundstretcher Ltd)
Trident Business Park
Leeds Road
Deighton
Huddersfield
HD2 1UA

Property: Cricklewood (390)
Unit 2 Broadway Retail Park
Cricklewood Lane
Cricklewood

NW2 1ES

Property Ref: PS390

Instructed by: Varn Ulliyart

Samples received: 27/05/2005

Number of samples for this task: 9

This box is ticked if not sampled by BES

Verifier's signature:..... **Authoriser's signature:**.....

Verified by: N Dolan..... **Authorised by:** M Barlow BA (Hons).....

Verified date: 12/07/2005

Authorised date:

Opinions and interpretations are outside the scope of UKAS accreditation



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10 Broad Lane,
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Email: info@besconsulting.co.uk
Web: www.besconsulting.co.uk

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client : Instore (Poundstretcher Ltd)

Trident Business Park
Leeds Road
Deighton
Huddersfield
HD2 1UA

Property: Cricklewood (390)

Unit 2 Broadway Retail Park
Cricklewood Lane
Cricklewood
NW2 1ES

Test Notes: Samples submitted for examination have been analysed to determine the presence or not of asbestos fibres (Amosite; Crocidolite; Chrysotile; Fibrous Tremolite; Fibrous Anthophyllite; and Fibrous Actinolite) using in-house documented method CN1045 which in accordance with HSG 248 (March 2005). The amount of asbestos fibre within the sample is shown as: 'High' (>50%); or 'Medium' (5-50%); or 'Low' (1-5%); or 'Trace' (<1%) as an approximate proportion of the total sample submitted. Opinions and interpretations are outside the scope of UKAS accreditation.

BES Sample Reference	Material Description	Details	Analysis Result	Analysis date Task No: Unique ID
060/224	Thermoplastic Tile	Shop Floor	No Asbestos Detected	27/05/2005 122844 1398756
060/225	Thermoplastic Tile	Office	No Asbestos Detected	27/05/2005 122844 1398788
060/226	Thermoplastic Tile	Corridor	No Asbestos Detected	27/05/2005 122844 1398793
060/227	Thermoplastic Tile	Office	No Asbestos Detected	27/05/2005 122844 1398794
060/228	Thermoplastic Tile	Staff Kitchen	No Asbestos Detected	27/05/2005 122844 1398804
060/229	Bituminous Product	Staff Kitchen	No Asbestos Detected	27/05/2005 122844 1398800
060/230	Thermoplastic Tile	Male Toilet	No Asbestos Detected	27/05/2005 122844 1398809
060/231	Thermoplastic Tile	Female Toilet	No Asbestos Detected	27/05/2005 122844 1398812
060/232	Insulating Board (IB)	External	No Asbestos Detected	27/05/2005 122844 1398822



BES House,
10 Broad Lane,
Moldgreen
Huddersfield.
HD5 9BX

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SALES INFORMATION

Sales 2012/2013	£2,539,463
Sales 2013/2014	£2,585,915
Sales 2014/2015	£1,112,442YTD
YTD COMPARISON 2014/2015	+13.1%

EQUIPMENT INFORMATION

	PROPOSED QUANTITY
SHELVING	
BACK TO BACK	178
WALL UNITS	62
GONDOLA END	11
TOTAL BAYS	251

	PROPOSED QUANTITY
ACCESSORIES	22
BLINKERS	22
Previous Bay Count.....	255
Proposed Bay Count.....	251
Gain Bay Count.....	-04
Previous Blinker Count.....	34
Proposed Blinker Count.....	22
Bay Breakdown	

Home Ware.....	
Bedding.....	
Furniture.....	
Bathroom.....	
General Storage.....	
Plastic Storage.....	
Kitchen.....	
SDA.....	
Car Care.....	
Diy.....	
Electrical.....	
Stationary.....	
Toys.....	
Pets.....	
Laundry.....	
Fashion.....	
Food.....	
Toiletries.....	
Utility.....	
Laugage.....	
Seasonal.....	



Store Name
CRICKLEWOOD

Store Area
 Net Area Sales Floor-6,068 sq ft
 Amenity & Storage Area-1668 sqft

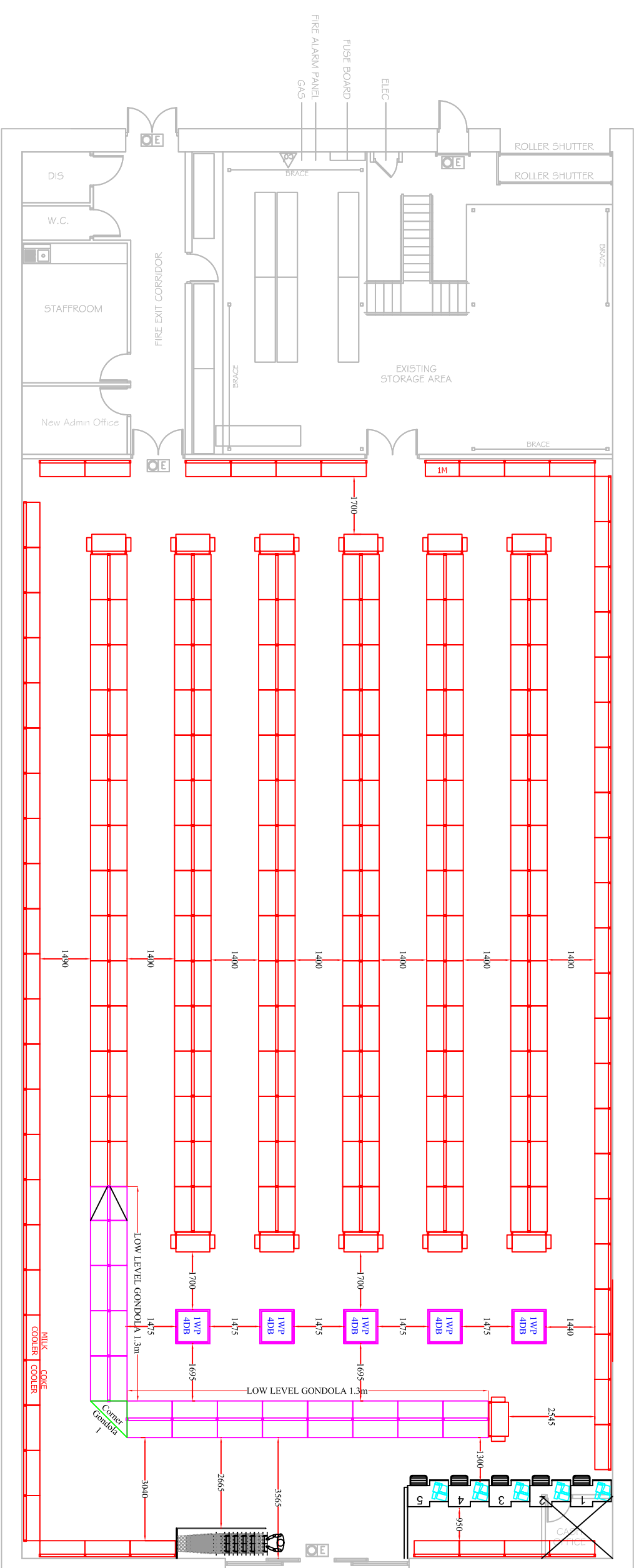
Store No
 390

Store Address
CRICKLEWOOD

Drawing Title
 Dimension Layout

Date
 03.09.14

Drawing No
 RS-02



LOW LEVEL EQUIPMENT INFORMATION

1.3M BACK TO BACK	24
1M BACK TO BACK	02
GONDOLA END	01
TOTAL BAYS	27
CORNER GONDOLA	01

MMU

WP	WOODEN PLINTH	00
PP	PLASTIC PALLET	00
PC	PALLET CONVERTOR	00
IWP	IMTR WOODEN PLINTH (DEALS)	05
DB	DUMP BINS	20
WB	WIRE BASKETS	50

PROPOSAL-2

Lease Expiry Date -13/03/2023

APPROVED BY SIGNATURE

Aziz Tayub

Paul Mathers

Regional Manager

Area Manager

Store Manager