

ASBESTOS SURVEY REPORT

SURVEY TYPE : Management Survey

REVISION NUMBER : 00

**ADDRESS : 68 Wood Street
Earl Shilton
Leicestershire
LE9 7ND**

SURVEY REPORT NO. : SNM/MA/CN/01725



CLIENT : Simon Manley

DATE : 28/01/2026

ISSUE DATE : 03/02/2026

AUTHORISED BY : Andrew Warren

SIGNED



Directors: A.Regan, C.Niland, P.Wilkie & R.O'Regan
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1.0 EXECUTIVE SUMMARY

Client :	Simon Manley		
Site Address :	68 Wood Street , Earl Shilton, Leicestershire, LE9 7ND		
BDA Surveying Unique Report No.:	SNM/MA/CN/01725	Survey Type :	Management Survey
Survey Date : Reinspection Due Date :	28/01/2026 28/01/2027	Surveyor :	Melanie Nelson
Bulk Analysis Laboratory :	BDA Surveying Limited Chapel Street, Oadby, Leicester, LE2 5AD		
Number of Bulk Samples Analysed :	10	Analysis Date :	02/02/2026
Analyst :	Hamish Spence		
Report Approved By :	Andrew Warren		
Signed :			
Number of Areas Inspected :	13		
Number of Asbestos Occurrences Identified :	12		
Number of High Action Priorities Identified :	0		
Number of Medium Action Priorities Identified :	0		
Number of Low Action Priorities Identified :	12		
Number of Inaccessible Areas :	1		
Revision Details : N/A			

2.0 : Introduction

An initial enquiry was received from Simon Manley of Simon Manley for the provision of a Management Survey to determine the presence of asbestos containing materials at 68 Wood Street , Earl Shilton, Leicestershire, LE9 7ND.

A proposal was put forward to carry out a survey, that was accepted, and a Management Survey of all accessible areas was undertaken on 28/01/2026.

Further to the completion of the survey all the information gathered has been incorporated into this report to detail all asbestos containing materials located during the asbestos survey.

3.0 : Site Details

Standard construction, brick/ stone built with tiled roof.

4.0 : Purpose and Objectives

The survey was carried out to identify as far as reasonably practicable the presence of asbestos containing materials present and their condition. This information can then be available to the client to help ensure that any asbestos occurrences can be managed safely.

5.0 : Survey Method

A management survey was carried out to the entire property

Methods used are as described within HSG 264 and therefore material assessment may not be required within the report. However, assessments have been included and all asbestos occurrences have been given a calculated action priority based on conditions at the time of the Management Survey.

6.0 : Documents

Plans, correspondence and scope of work documents which provide information on the scope of the survey have either been provided by the client or documented on site by our surveyor and have been referenced as [None provided for reference](#).

7.0 : UKAS Accreditation

BDA Surveying holds a UKAS accreditation (UKAS Inspection Body No. 365) as a Type C inspection body for undertaking Surveys only.

The Action Priority that is shown on the Asbestos register and Survey Report Sheets is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.

8.0 : Sampling Strategy

The sampling method used varied depending on the type of material. All asbestos containing materials or materials suspected of containing asbestos were treated with caution and dust suppression techniques used. Samples were removed carefully and double wrapped in polythene sample bags. Each sample was then individually labelled with a unique identification number, the date taken, the location and the condition of the material. All samples were collected in accordance with BDA Surveying Ltd - In House Method 1 - Asbestos Surveys and collection of bulk samples.

Any bulk samples analysed by BDA Surveying Ltd would be carried out in accordance procedures described in Documented In-house Method 2.

All samples were examined to detect the presence of asbestos fibres. Fibres in the samples were identified using a stereo microscope, polarised light and dispersion staining technique as described in the Testing Laboratory Document "Identification of Bulk Materials" which incorporates the method set out in HSG 248.

During the site visit there may have been occasions where samples were not taken. These are listed below:

- Unsafe access.
- Identical materials had already been sampled.

In the case of unsafe access an assumption shall be made to the presence of asbestos containing materials. Where generically similar materials had already been sampled, a reference will be made to the sample number and the type of asbestos present.

9.0 : Areas Excluded

All safely accessible areas within the premises were surveyed. Areas considered not accessible due to the continued use of the building and potential damage further investigation will have caused are listed in the 'Inaccessible areas'.

10.0 : Disclaimer

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons :-

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this survey.

- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

- Where electrical equipment is present no access will be attempted until proof of its safe state is given and an isolation certificate has been issued by the client. Where arrangements have been agreed and documented with the client, prior to the survey commencing then these restrictions may not apply. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.

- We will not access any rooms, voids areas etc. if the removal or disturbance of asbestos containing materials is required.

- BDA Surveying Ltd. Cannot be held responsible for any damaged caused as part of the survey carried out on your behalf due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

- The report is issued in confidence to the client and BDA Surveying Ltd cannot accept responsibility to any third parties whom this report may be circulated to in part or in full and any such parties rely on the contents of the report solely at their own risk.

This report must not be used for the purposes of tendering for asbestos removal works based on the measurements detailed. All measurements are approximate to provide a guide as to the extent of asbestos containing materials identified within the areas surveyed only.

MANAGEMENT SURVEY NOTES

Fire doors

Fire doors may contain concealed asbestos containing materials. In the case of a Management non-destructive survey it is not possible to ascertain its presence without causing damage to the door. It should be assumed that all fire doors on the premises contain asbestos containing materials until a destructive inspection is undertaken.

Gaskets

Gaskets used to seal pipe and ducting joints may contain asbestos usually Chrysotile. In the case of a Management non-destructive survey it is generally not possible to inspect pipe work or ducting for their presence without dismantling or damaging the plant. It should be assumed that all pipe work and ducting on the premises contain asbestos gaskets. The gaskets are unlikely to give rise to significant airborne fibre release unless they are disturbed during maintenance works.

Boxing, behind walls and above plaster ceilings

Asbestos containing materials may be present behind boxing, plaster walls and plaster ceilings. In the case of a Management non-destructive survey it is not always possible to ascertain its presence without causing damage to these materials. It should be assumed that all of these area on the premises contain asbestos containing materials until a destructive inspection is undertaken.

If future refurbishment/repair works will require the removal of the boxing, walls or ceilings, further inspection will be required prior to the works commencing.

11.0 TERMINOLOGY

Site :	The site identified by name.
Location :	Room / Area where asbestos containing materials are located.
Component :	A description of the building component inspected e.g. ceiling, wall panel, or floor covering.
BDA Reference :	Each area inspected is given a reference number e.g. Warehouse 01. Any building component inspected within this area is then awarded a further number. For example, ceiling boards within the warehouse would be given a reference of 01/01. This unique reference is shown on the site plan.
Sample ID :	This is specific number assigned to the Sample by the UKAS accredited testing laboratory.
Product Type : Surface Treatment : Asbestos Type :	See material algorithm.
Analysis Result :	Result of analysis carried out by UKAS Accredited Laboratory i.e. :- Crocidolite = Blue Asbestos Amosite = Brown Asbestos Chrysotile = White Asbestos
Total :	This is the numerical assessment score which is the result of adding scores in previous columns.
Access :	Numerical value giving a subjective assessment by the surveyor of the ease of access to the material
Material Assessment :	An assessment of the condition asbestos material or presumed asbestos material.
Priority Assessment :	An assessment of the likelihood of someone disturbing the ACM.
Action Priority :	The material assessment total multiplied by the access value of 1, 2 or 3 to provide an evaluation of the risk in the form of a High. Medium or Low action priority. If a priority assessment has been completed the Action Priority is the sum of the Material Assessment and the Priority Assessment to provide an evaluation of the risk in the form of a High. Medium or Low Action Priority.
Recommendation :	The recommendation is a single comment stating the opinion of the surveyor regarding the action that should be followed by the duty holder of the property as a result of the asbestos finding. For example, the recommendation could be 'Manage', 'Remove' or 'Encapsulate'. The detail with the 'Discussion' section provides a more holistic approach to the advice and the recommendation may not be the approach that all clients wish to adopt. It is therefore an option for the client to include this within their survey reports.
Discussion :	Information regarding the asbestos content, condition and location of the asbestos containing material identified are included in this section. The discussion will also include advice on the future management and removal of asbestos materials within the building.
Report Number : Survey Date : Surveyor Name :	The unique report number, date of survey and the name of the Surveyor are shown on the title page and at the foot of all following pages of the report.

12.0 MATERIAL ASSESSMENT ALGORITHM DEFINITIONS

The four main parameters for determining fibre release are:	Each parameter is scored as	Numerical value awarded:
Product Type	HIGH	= 3
Damage	MEDIUM	= 2
Surface Treatment	LOW	= 1
Asbestos Type	NEGLIGIBLE	= 0

PRODUCT TYPE

3 = HIGH	2 = MEDIUM	1 = LOW
Lagging (pipes, boilers) Spray Coats Loose Asbestos Mattresses or Packing	Asbestos Insulating Board Mill Board Low Density Boards Loose Textiles, Soft Gaske or Ropes Soft Papers and Felts	Asbestos Cement, Composites, Plastics, Resins, Mastics, Felts, Vinyls, Floor Tiles, Paints, Decorative Finishes (e.g. Artex)

EXTENT OF DAMAGE / DETERIORATION

3 = HIGH	2 = MEDIUM	1 = LOW
Extensive Damage Delamination of spray coats Delamination of thermal insulation Visible debris	Less extensive damage Significant breakage of material Several smaller areas revealing loose fibre board	Minimal damage A few scratches or surface marks Some broken edges on tiles, boards etc.

SURFACE TREATMENT

3 = HIGH	2 = MEDIUM	1 = LOW	0 = NEGLIGIBLE
Unsealed lagging Unsealed sprays	Unsealed AIB Encapsulated lagging Encapsulated sprays	Enclosed lagging Enclosed sprays AIB with exposed face painted or encapsulated Cement sheets	Composites Reinforced plastics Resins Vinyl tiles

ASBESTOS TYPE

3 = HIGH	2 = MEDIUM	1 = LOW
Crocidolite	Amphiboles excluding Crocidolite	Chrysotile

13.0 ACCESS ALGORITHM

ACCESS	
1	Asbestos material not readily accessible, e.g. roof space, duct
2	Asbestos material more likely to be accessed but not in areas of high usage, e.g. cleaner's cupboards, fuel stores
3	Asbestos material in areas of high usage with likelihood of disturbance high. e.g. classrooms, offices, corridors, toilets

ACTION PRIORITY	
Multiply the result of the Material Assessment algorithm by the access number to attain the Action Priority figure. The Action Priority is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.	
Low	14 and lower
Medium	15 to 20
High	Above 20

LOW	MEDIUM	HIGH
Presents a low asbestos risk during normal use of the building, may require consideration during refurbishment or repair work.	Does not present immediate risk but remedial works required i.e. encapsulation or labelling that should be included in asbestos management plan and instigated within reasonable timescale.	Significant asbestos risk. Immediate action required, i.e. prohibit access to affected area.
NOTE :	Reassessment of asbestos containing materials identified may be required following changes in the materials condition or in the use of the areas they are located in.	

14.0 ASBESTOS REGISTER

'-' = Not Applicable

Note: - Please refer to the corresponding page number in the survey report sheet for further sample information, including instances where samples are presumed to contain asbestos based on historical sampling or evidence.

It should be noted that the action priorities have been calculated based on the conditions at the time of the survey. Any works being carried out which would disturb the materials or any changes to the conditions in the future may increase this action priority to a High.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Comments	Recommend	Action Priority	Page No.
0001/10		0	Shop Floor	Ceiling Void - Ceiling	Cement	SP/53393	Chrysotile	-	Manage	Low	19
0002/04		0	WC	Cistern	Resin	SP/53391	Amosite	-	Manage	Low	20
0003/04		0	WC	Cistern	Resin	As SP/53391	Amosite	-	Manage	Low	21
0004/06		0	Store Area	Ceiling Void - Ceiling	Cement	As SP/53393	Chrysotile	-	Manage	Low	22
0005/05		1	Mezzanine/Store	Ceiling Void - Ceiling	Cement	As SP/53393	Chrysotile	-	Manage	Low	23
0006/05		0	Storage Area	Boiler	May Contain Concealed - Asbestos		Presumed Crocidolite	-	Manage	Low	24
0009/05		0	External	Wall Panels	Cement	SP/53395	Chrysotile	-	Manage	Low	25
0009/06		0	External	Damp Proof Membrane	Bitumen	SP/53396	Chrysotile	-	Manage	Low	26
0009/07		0	External	Roof	Cement	As SP/53393	Chrysotile	-	Manage	Low	27
0010/05		0	Warehouse	Ceiling	Cement	SP/53397	Chrysotile	-	Manage	Low	28
0010/06		0	Warehouse	Electrical Switch Gear	May Contain Concealed - Asbestos		Presumed Crocidolite	-	Manage	Low	29
0013/01		0	External	Roof	Cement	As SP/53397	Chrysotile	-	Manage	Low	30

15.0 INACCESSIBLE AREAS

'-' = Not Applicable

Note: - Areas/items listed below that were not accessed during the survey/reinspection must be presumed to contain asbestos containing materials. If access is required into these areas/items as part of future repair/refurbishment works further inspection for the presence of asbestos will be required prior to them commencing.

Area Ref.No.	Building	Floor	Location	Component	Reason Component could not be accessed for inspection	Photo
0009/01		0	External	Main Flat Roof	Too high of step ladders, additional access equipment required	

16.0 NO ASBESTOS DETECTED TABLE

'-' = Not Applicable

Note: - The non detected table identifies all materials that were sampled during the survey, the results of which found that no asbestos was found to be present.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No.
0001/06		0	Shop Floor	Ceiling Void - Coating to Walls	Textured Paint	SP/53389
0001/07		0	Shop Floor	Vertical DPC	Bitumen	SP/53390
0002/05		0	WC	Toilet Seat	Resin	SP/53392
0004/07		0	Store Area	Ducting Mastic	Mastic	SP/53394
0006/06		0	Storage Area	Ducting Mastic	Mastic	As SP/53394
0013/05		0	External	Under Cloaking	Cement	SP/53398

17.0 SURVEY FINDINGS

'-' = Not Applicable

Note: - The findings table identifies all materials identified within the building as per the specified scope of works.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0001/01		0	Shop Floor	Ceiling	Fibreboard, Plaster, Plastic	-	-	-	-
0001/02		0	Shop Floor	Walls	Plaster, Fibreboard, Blockwork, Ceramic Tile	-	-	-	-
0001/03		0	Shop Floor	Floor	Carpet, Concrete, Screed, Wood, Ceramic Tile, Vinyl	-	-	-	-
0001/04		0	Shop Floor	Pipework	Exposed & Unlagged	-	-	-	-
0001/05		0	Shop Floor	Soil Pipe	Metal	-	-	-	-
0001/06		0	Shop Floor	Ceiling Void - Coating to Walls	Textured Paint	SP/53389	None Detected	-	31
0001/07		0	Shop Floor	Vertical DPC	Bitumen	SP/53390	None Detected	-	32
0001/08		0	Shop Floor	Ceiling Void - Ducting	Metal	-	-	-	-
0001/09		0	Shop Floor	Ceiling Void - Skylight	Modern - No Asbestos Containing Materials Present	-	-	-	-
0001/10		0	Shop Floor	Ceiling Void - Ceiling	Cement	SP/53393	Chrysotile	Low	19
0002/01		0	WC	Ceiling	Plaster	-	-	-	-
0002/02		0	WC	Walls	Plaster, Blockwork	-	-	-	-
0002/03		0	WC	Floor	Vinyl, Concrete	-	-	-	-
0002/04		0	WC	Cistern	Resin	SP/53391	Amosite	Low	20

17.0 SURVEY FINDINGS

'-' = Not Applicable

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0002/05		0	WC	Toilet Seat	Resin	SP/53392	None Detected	-	33
0002/06		0	WC	Soil Pipe	Concrete, Plastic	-	-	-	-
0003/01		0	WC	Ceiling	Plaster	-	-	-	-
0003/02		0	WC	Walls	Plaster, Blockwork	-	-	-	-
0003/03		0	WC	Floor	Vinyl, Concrete	-	-	-	-
0003/04		0	WC	Cistern	Resin	As SP/53391	Amosite	Low	21
0003/05		0	WC	Soil Pipe	Concrete, Plastic	-	-	-	-
0004/01		0	Store Area	Ceiling	Fibreboard, Plaster, Plastic	-	-	-	-
0004/02		0	Store Area	Walls	Plaster, Fibreboard, Blockwork, Ceramic Tile	-	-	-	-
0004/03		0	Store Area	Floor	Carpet, Concrete, Screed, Wood, Ceramic Tile, Vinyl	-	-	-	-
0004/04		0	Store Area	Pipework	Exposed & Unlagged	-	-	-	-
0004/05		0	Store Area	Ducting	Metal	-	-	-	-
0004/06		0	Store Area	Ceiling Void - Ceiling	Cement	As SP/53393	Chrysotile	Low	22
0004/07		0	Store Area	Ducting Mastic	Mastic	SP/53394	None Detected	-	34
0004/08		0	Store Area	Boxing	Plasterboard, No Access Inside	-	-	-	-

17.0 SURVEY FINDINGS

'-' = Not Applicable

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0005/01		1	Mezzanine/Store	Ceiling	Fibreboard, Plastic	-	-	-	-
0005/02		1	Mezzanine/Store	Walls	Plaster, Plasterboard, Fibreboard	-	-	-	-
0005/03		1	Mezzanine/Store	Floor	Carpet, Wood	-	-	-	-
0005/04		1	Mezzanine/Store	Pipework	No Visible Pipework Present	-	-	-	-
0005/05		1	Mezzanine/Store	Ceiling Void - Ceiling	Cement	As SP/53393	Chrysotile	Low	23
0006/01		0	Storage Area	Ceiling	Plasterboard	-	-	-	-
0006/02		0	Storage Area	Walls	Brick, Blockwork	-	-	-	-
0006/03		0	Storage Area	Floor	Vinyl, Concrete	-	-	-	-
0006/04		0	Storage Area	Pipework	Exposed & Unlagged	-	-	-	-
0006/05		0	Storage Area	Boiler	May Contain Concealed Asbestos	-	Presumed Crocidolite	Low	24
0006/06		0	Storage Area	Ducting Mastic	Mastic	As SP/53394	None Detected	-	35
0006/07		0	Storage Area	Boxing	Plasterboard, No Access Inside	-	-	-	-
0007/01		0	Kitchen	Ceiling	Plasterboard	-	-	-	-
0007/02		0	Kitchen	Walls	Plaster, Blockwork, Ceramic Tile	-	-	-	-
0007/03		0	Kitchen	Floor	Vinyl, No Access Below	-	-	-	-

17.0 SURVEY FINDINGS

'-' = Not Applicable

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0007/04		0	Kitchen	Pipework	Exposed & Unlagged, Foam	-	-	-	-
0007/07		0	Kitchen	Sink Pad	Modern	-	-	-	-
0007/08		0	Kitchen	Water Heater	Modern - No Asbestos Containing Materials Present	-	-	-	-
0008/01		0	WC	Ceiling	Plasterboard	-	-	-	-
0008/02		0	WC	Walls	Blockwork	-	-	-	-
0008/03		0	WC	Floor	Concrete	-	-	-	-
0008/04		0	WC	Pipework	Exposed & Unlagged, Foam	-	-	-	-
0008/05		0	WC	Cistern	Ceramic	-	-	-	-
0008/06		0	WC	Soil Pipe	Plastic	-	-	-	-
0009/01		0	External	Main Flat Roof	No Access	-	-	-	-
0009/02		0	External	Walls	Brick, Blockwork, Render, Concrete	-	-	-	-
0009/03		0	External	Floor	Concrete	-	-	-	-
0009/04		0	External	Pipework	Exposed & Unlagged	-	-	-	-
0009/05		0	External	Wall Panels	Cement	SP/53395	Chrysotile	Low	25
0009/06		0	External	Damp Proof Membrane	Bitumen	SP/53396	Chrysotile	Low	26
0009/07		0	External	Roof	Cement	As SP/53393	Chrysotile	Low	27
0009/08		0	External	Fascias	Wood, Metal	-	-	-	-

17.0 SURVEY FINDINGS

'-' = Not Applicable

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0009/09		0	External	Soffits	Metal	-	-	-	-
0009/10		0	External	Rainwater Goods	Plastic	-	-	-	-
0009/11		0	External	Soil Pipe	Plastic	-	-	-	-
0010/01		0	Warehouse	Ceiling	Plasterboard, Plastic, Metal	-	-	-	-
0010/02		0	Warehouse	Walls	Brick	-	-	-	-
0010/03		0	Warehouse	Floor	Concrete	-	-	-	-
0010/04		0	Warehouse	Pipework	Exposed & Unlagged	-	-	-	-
0010/05		0	Warehouse	Ceiling	Cement	SP/53397	Chrysotile	Low	28
0010/06		0	Warehouse	Electrical Switch Gear	May Contain Concealed Asbestos	-	Presumed Crocidolite	Low	29
0010/07		0	Warehouse	Board Above Door	Wood	-	-	-	-
0011/01		0	Kitchen/WC	Ceiling	Wood	-	-	-	-
0011/02		0	Kitchen/WC	Walls	Wood	-	-	-	-
0011/03		0	Kitchen/WC	Floor	Concrete, Vinyl, Carpet	-	-	-	-
0011/04		0	Kitchen/WC	Pipework	Exposed & Unlagged, Foam	-	-	-	-
0011/05		0	Kitchen/WC	Sink Pad	Modern	-	-	-	-
0011/06		0	Kitchen/WC	Cistern	Ceramic	-	-	-	-
0011/07		0	Kitchen/WC	Soil Pipe	Plastic	-	-	-	-
0012/01		0	Office	Ceiling	Plasterboard	-	-	-	-

17.0 SURVEY FINDINGS

'-' = Not Applicable

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0012/02		0	Office	Walls	Plaster, Blockwork	-	-	-	-
0012/03		0	Office	Floor	Carpet, Concrete	-	-	-	-
0012/04		0	Office	Pipework	No Visible Pipework Present	-	-	-	-
0013/01		0	External	Roof	Cement	As SP/53397	Chrysotile	Low	30
0013/02		0	External	Walls	Brick, Plastic	-	-	-	-
0013/03		0	External	Floor	Concrete	-	-	-	-
0013/04		0	External	Pipework	Exposed & Unlagged	-	-	-	-
0013/05		0	External	Under Cloaking	Cement	SP/53398	None Detected	-	36
0013/06		0	External	Soffits	Wood	-	-	-	-
0013/07		0	External	Fascias	Plastic	-	-	-	-

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	Shop Floor		
Building Component	Ceiling Void - Ceiling		
Material	Cement		
Area References	0001/10		

Sample Number	SP/53393	
Asbestos Type	Chrysotile	
Quantity	170 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	1	1	3	1	3	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	WC		
Building Component	Cistern		
Material	Resin		
Area References	0002/04		

Sample Number	SP/53391	
Asbestos Type	Amosite	
Quantity	1 item	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	2	3	3	9	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Amosite.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	WC		
Building Component	Cistern		
Material	Resin		
Area References	0003/04		

Sample Number	As SP/53391	
Asbestos Type	Amosite	
Quantity	1 item	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	2	3	3	9	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Amosite.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	Store Area		
Building Component	Ceiling Void - Ceiling		
Material	Cement		
Area References	0004/06		

Sample Number	As SP/53393	
Asbestos Type	Chrysotile	
Quantity	120 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	1	1	3	1	3	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	1
Location	Mezzanine/Store		
Building Component	Ceiling Void - Ceiling		
Material	Cement		
Area References	0005/05		

Sample Number	As SP/53393	
Asbestos Type	Chrysotile	
Quantity	30 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	1	1	3	1	3	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	Storage Area		
Building Component	Boiler		
Material	May Contain Concealed Asbestos		
Area References	0006/05		

Sample Number	-	
Asbestos Type	Presumed Crocidolite	
Quantity	1 item	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
2	0	1	3	6	1	6	Low	Manage

Discussion :

It should be presumed that materials of the type listed above contain asbestos usually identified as Crocidolite (blue asbestos) as a sample could not be collected at the time of the survey.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	External		
Building Component	Wall Panels		
Material	Cement		
Area References	0009/05		

Sample Number	SP/53395	
Asbestos Type	Chrysotile	
Quantity	50 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	1	1	1	4	2	8	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material was found to be in a relatively good condition, however, some minor damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	External		
Building Component	Damp Proof Membrane		
Material	Bitumen		
Area References	0009/06		

Sample Number	SP/53396	
Asbestos Type	Chrysotile	
Quantity	12 linear metres	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	External		
Building Component	Roof		
Material	Cement		
Area References	0009/07		

Sample Number	As SP/53393	
Asbestos Type	Chrysotile	
Quantity	300 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	1	1	3	1	3	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	Warehouse		
Building Component	Ceiling		
Material	Cement		
Area References	0010/05		

Sample Number	SP/53397	
Asbestos Type	Chrysotile	
Quantity	200 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	1	1	1	4	1	4	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material was found to be in a relatively good condition, however, some minor damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	Warehouse		
Building Component	Electrical Switch Gear		
Material	May Contain Concealed Asbestos		
Area References	0010/06		

Sample Number	-	
Asbestos Type	Presumed Crocidolite	
Quantity	5 item	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
2	0	1	3	6	1	6	Low	Manage

Discussion :

It should be presumed that materials of the type listed above contain asbestos usually identified as Crocidolite (blue asbestos) as a sample could not be collected at the time of the survey.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND		
Building		Floor	0
Location	External		
Building Component	Roof		
Material	Cement		
Area References	0013/01		

Sample Number	As SP/53397	
Asbestos Type	Chrysotile	
Quantity	200 m2	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	1	1	3	1	3	Low	Manage

Discussion :

A sample was collected and the material listed above was found to contain Chrysotile.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND
Building	
Floor	0
Location	Shop Floor
Building Component	Ceiling Void - Coating to Walls
Material	Textured Paint
Area References	0001/06

Sample Number	SP/53389	
Asbestos Type	None Detected	
Quantity	17 m2	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
-	-	-	-	-	-	-	-

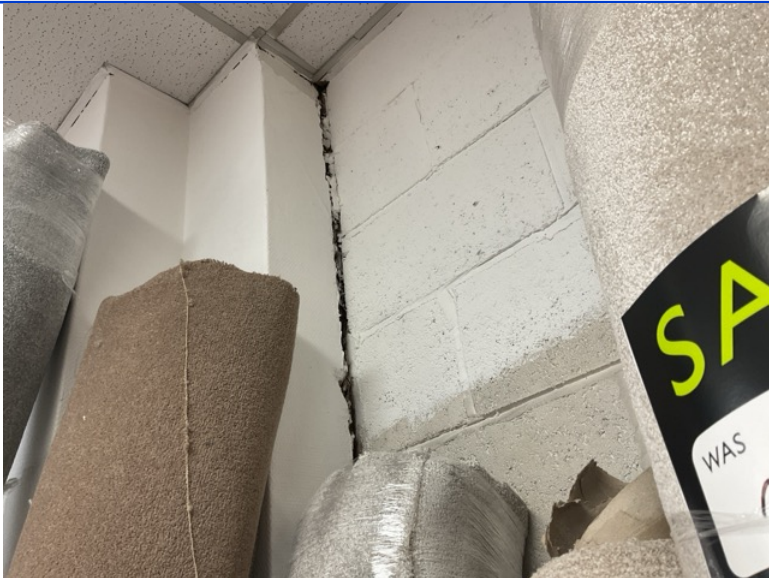
Discussion :

A sample of the material identified above was collected and analysed, the result of which was found to be 'Non Detected'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND
Building	
Floor	0
Location	Shop Floor
Building Component	Vertical DPC
Material	Bitumen
Area References	0001/07

Sample Number	SP/53390	
Asbestos Type	None Detected	
Quantity	12 linear metres	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
-	-	-	-	-	-	-	-

Discussion :

A sample of the material identified above was collected and analysed, the result of which was found to be 'Non Detected'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND
Building	
Floor	0
Location	WC
Building Component	Toilet Seat
Material	Resin
Area References	0002/05

Sample Number	SP/53392	
Asbestos Type	None Detected	
Quantity	1 item	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
-	-	-	-	-	-	-	-

Discussion :

A sample of the material identified above was collected and analysed, the result of which was found to be 'Non Detected'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND
Building	
Floor	0
Location	Store Area
Building Component	Ducting Mastic
Material	Mastic
Area References	0004/07

Sample Number	SP/53394	
Asbestos Type	None Detected	
Quantity	7 item	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
-	-	-	-	-	-	-	-

Discussion :

A sample of the material identified above was collected and analysed, the result of which was found to be 'Non Detected'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND
Building	
Floor	0
Location	Storage Area
Building Component	Ducting Mastic
Material	Mastic
Area References	0006/06

Sample Number	As SP/53394	
Asbestos Type	None Detected	
Quantity	3 item	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
-	-	-	-	-	-	-	-

Discussion :

A sample of the material identified above was collected and analysed, the result of which was found to be 'Non Detected'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	68 Wood Street , Earl Shilton, LE9 7ND
Building	
Floor	0
Location	External
Building Component	Under Cloaking
Material	Cement
Area References	0013/05

Sample Number	SP/53398	
Asbestos Type	None Detected	
Quantity	4 linear metres	

Material Assessment Algorithm				Results			
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority
-	-	-	-	-	-	-	-

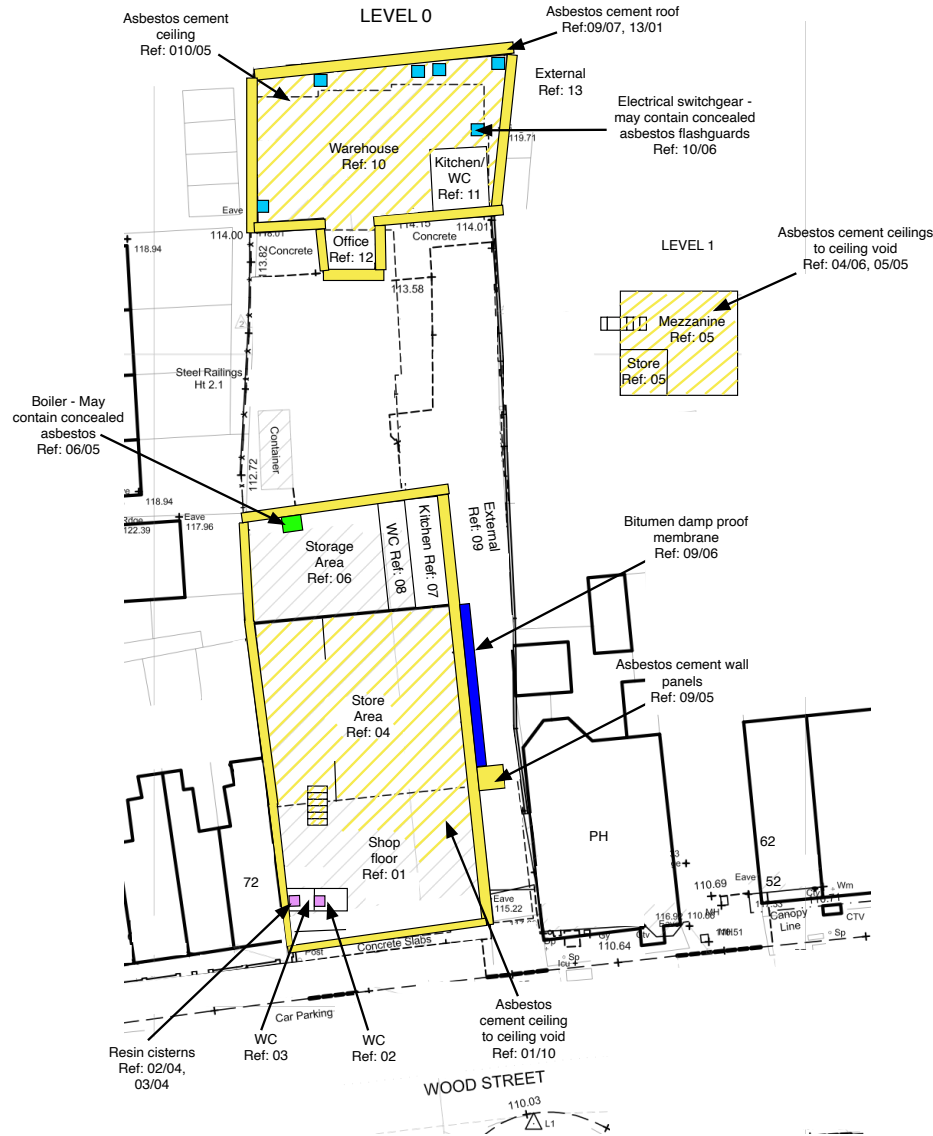
Discussion :

A sample of the material identified above was collected and analysed, the result of which was found to be 'Non Detected'.

19.0 - MISCELLANEOUS PHOTO PAGE

No miscellaneous items were photographed are there are therefore non present within this report.

20.0 : SITE PLANS



Key	
	Asbestos Insulating Board
	Asbestos Cement
	Cement Roof Tiles / Damp Proof Membrane
	Cistern
	Skylight/Safe
	Heater - May Contain Concealed Asbestos
	Pipework Insulation/ Mastic/Putty
	Electrical Switchgear
	Cement Pipework
	Cable Wraps
	Spare
	Gaskets
	Windows & Doors
	Spare
	Floor Tiles, Vinyl & Adhesive
	Insulation Debris
	Textured Coatings
	Asbestos Insulating Board
	Stair Nosing
	Cement Debris
Page:	Date:
1 of 1	28/01/2026
Job Number:	
SNM/MA/CN/01725	
Address:	
68 Wood Street Earl Shilton Leicestershire LE9 7ND	
BDA Surveying Ltd Asbestos Management & Consultancy	

21.0 - CERTIFICATE OF BULK SAMPLE ANALYSIS

CERTIFICATE OF BULK SAMPLE ANALYSIS

Revision Details : N/A

BDA Surveying Ltd bear no responsibility for the accuracy of the site address, location and description of samples where it has been provided by the client. Where samples have been provided by the client, the identification result applies only to the sample received. All analysis carried out as described in BDA Surveying in-house methods, which is in accordance with HSG248. This certificate shall not be reproduced except in full, without the written approval of the laboratory.'

Client
Simon Manley
68 Wood Street
Earl Shilton
Leicestershire
LE9 7ND

Contact Name
Simon Manley

Sample Address
68 Wood Street
Earl Shilton
Leicestershire
LE9 7ND

Job No : SNM/MA/CN/01725

Number of Samples : 10

Collected By : Melanie Nelson

Date Bulks Received : 28/02/2026

Bulk Laboratory : Leicester Lab

Issue Date : 02/02/26

Sample No Bulk Analyst	Date Analysed	Location Sample Address	Building	Room	Client Ref.	Description	Identification	Comments
SP/53389 Hamish Spence	02/02/26	68 Wood Street		Shop Floor	0001/06	Ceiling Void: Coating to Walls: Textured Paint	Non-detected	
SP/53390 Hamish Spence	02/02/26	68 Wood Street		Shop Floor	0001/07	Vertical DPC Black Bitumen	Non-detected	
SP/53391 Hamish Spence	02/02/26	68 Wood Street		WC	0002/04	Cistern Black Resin	Amosite	
SP/53392 Hamish Spence	02/02/26	68 Wood Street		WC	0002/05	Toilet Seat Very Dark Grey Resin	Non-detected	
SP/53393 Hamish Spence	02/02/26	68 Wood Street		Shop Floor	0001/10	Ceiling Void: Ceiling Cream Cement	Chrysotile	
SP/53394 Hamish Spence	02/02/26	68 Wood Street		Store Area	0004/07	Ducting Mastic Grey Mastic	Non-detected	
SP/53395 Hamish Spence	02/02/26	68 Wood Street		External	0009/05	Wall Panels Cream Cement	Chrysotile	

It is the policy of BDA Surveying Ltd to retain all sample records and reports for a minimum of 6 years. Original bulk sample materials shall be retained for a minimum of 6 months. This is in accordance with HSG 248ED2.

Where samples have been collected by BDA Surveying Ltd, information pertaining to revised copies of this Certificate of Bulk Sample Analysis is detailed within the attached Executive Summary. For samples collected by the client then information pertaining to the revised copies is recorded above in the revision details Note:

Form Revision Details: Form BDA 069 Last Revised: 19/05/2022 Revision No.:11

Analyst : Hamish Spence

Authorised by : Hamish Spence

Signed :

Hamish Spence

Signed :

Hamish Spence

CERTIFICATE OF BULK SAMPLE ANALYSIS

Revision Details : N/A

BDA Surveying Ltd bear no responsibility for the accuracy of the site address, location and description of samples where it has been provided by the client. Where samples have been provided by the client, the identification result applies only to the sample received. All analysis carried out as described in BDA Surveying in-house methods, which is in accordance with HSG248. This certificate shall not be reproduced except in full, without the written approval of the laboratory.'

Client
Simon Manley
68 Wood Street
Earl Shilton
Leicestershire
LE9 7ND

Contact Name
Simon Manley

Sample Address
68 Wood Street
Earl Shilton
Leicestershire
LE9 7ND

Job No : SNM/MA/CN/01725

Number of Samples : 10

Collected By : Melanie Nelson

Date Bulks Received : 28/01/2026

Bulk Laboratory : Leicester Lab

Issue Date : 02/02/26

Sample No Bulk Analyst	Date Analysed	Location Sample Address	Building	Room	Client Ref.	Description	Identification	Comments
SP/53396 Hamish Spence	02/02/26	68 Wood Street		External	0009/06	Black Bitumen Damp Proof Membrane	Chrysotile	
SP/53397 Hamish Spence	02/02/26	68 Wood Street		Warehouse	0010/05	Ceiling Cream Cement	Chrysotile	
SP/53398 Hamish Spence	02/02/26	68 Wood Street		External	0013/05	Undercloaking Beige Cement	Non-detected	

It is the policy of BDA Surveying Ltd to retain all sample records and reports for a minimum of 6 years. Original bulk sample materials shall be retained for a minimum of 6 months. This is in accordance with HSG 248ED2.

Where samples have been collected by BDA Surveying Ltd, information pertaining to revised copies of this Certificate of Bulk Sample Analysis is detailed within the attached Executive Summary. For samples collected by the client then information pertaining to the revised copies is recorded above in the revision details Note:

Form Revision Details: Form BDA 069 Last Revised: 19/05/2022 Revision No.:11

Analyst : Hamish Spence

Authorised by : Hamish Spence

Signed : *Hamish Spence*Signed : *Hamish Spence*