

# STARK Re-inspection with Priority Assessments



## Asbestos Located

**SURVEY LOCATION:** Jewson (Northiam 3810), Whitbread Lane, Northiam,  
TN31 6QP  
**PROJECT NUMBER:** M-162769  
**CLIENT:** STARK Building Materials UK  
**UPRN:** 3810  
**SURVEY DATE:** 26 March 2025  
**REPORT DATE:** 16/05/2025

## Asbestos, Presumed & Non-Accessed Area/Item Totals

Items confirmed to contain Asbestos	Items presumed to contain Asbestos	Limited/Non-Accessed Items/Areas
10	0	0



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# Executive Summary

## Scope of Works

Andy Johnson of STARK Building Materials UK has commissioned MCP Environmental to undertake an Asbestos Management Reinspection Inspection at Jewson (Northiam 3810), Whitbread Lane, Northiam, TN31 6QP.

The scope of the survey should be noted in conjunction with the access limitations as detailed in Section 10. Although the presence of asbestos within non-accessed areas has not been confirmed, caution should be exercised, and all non-accessed areas should be presumed to contain asbestos until proven otherwise. If any works are to be carried out in these areas in the future it is necessary for these areas to be inspected beforehand.

## Recommended Actions

Below is a summary of all identified and presumed asbestos and guidance on necessary actions which should be taken to prevent potential exposure to Asbestos Containing Materials (ACMs).

The recommendations provided are based primarily on reducing the Material Assessment parameters, e.g. through encapsulation or removal.

Please contact MCP for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your Management Plan, and scheduling re-inspections.

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Manage				
ACMs have been identified which are in good condition. A management policy and plan need to be implemented to manage these materials safely.				
Building	Location	Item & Material	Asbestos Type(s)	Risk Assessment
Building 1	001 / Ground Floor / Shop Floor	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	002 / Ground Floor / Counter	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	003 / Ground Floor / Sales Area	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	004 / Ground Floor / Manager's Office	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	005 / Ground Floor / Corridor	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	006 / Ground Floor / Ladies Toilets	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	007 / Ground Floor / Gents Toilets	Textured coating to Ceiling	Chrysotile	Very Low



Manage				
ACMs have been identified which are in good condition. A management policy and plan need to be implemented to manage these materials safely.				
Building	Location	Item & Material	Asbestos Type(s)	Risk Assessment
Building 1	008 / Ground Floor / Store 1	Textured coating to Ceiling	Chrysotile	Very Low
Building 1	011 / External / Building 1 External	Cement to Gutter	Chrysotile	Very Low
Building 1	011 / External / Building 1 External	Cement to Downpipe	Chrysotile	Very Low

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# Site Plans

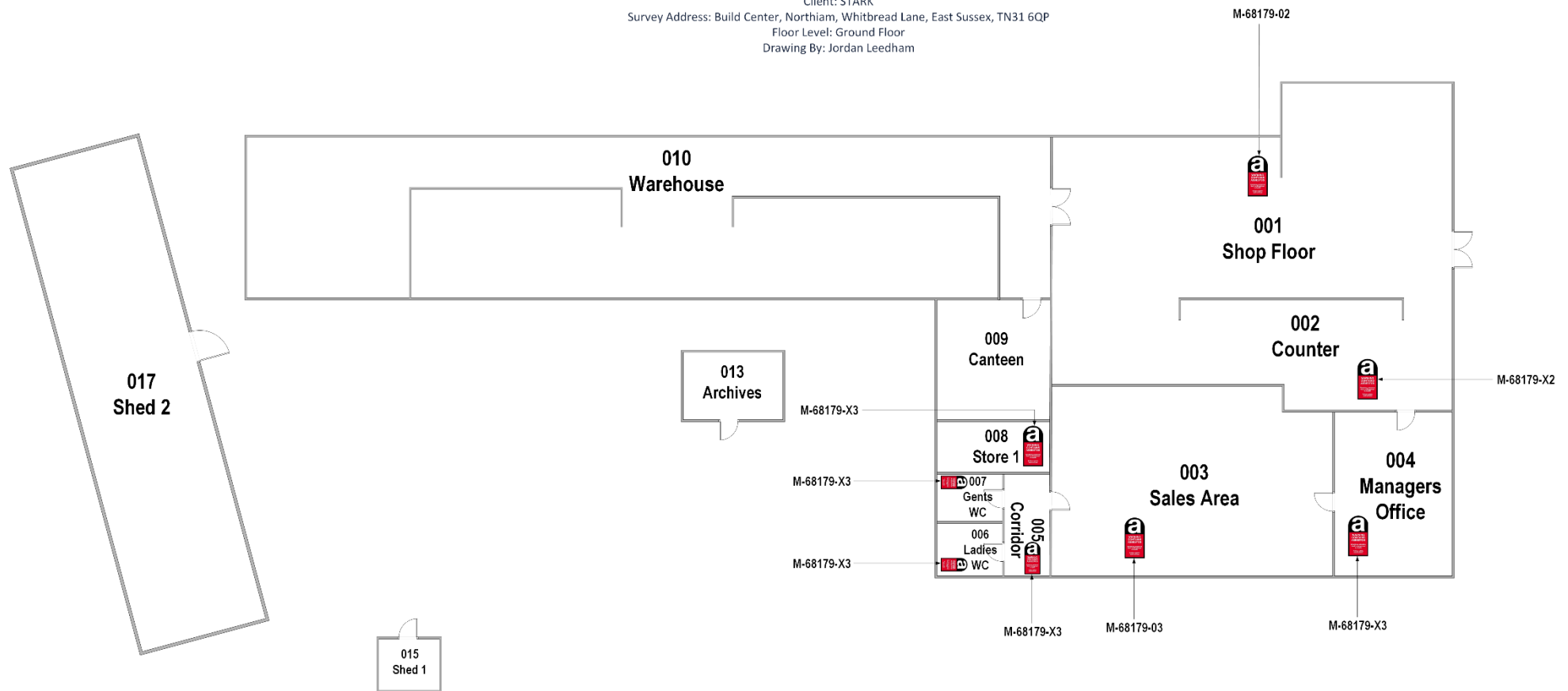
Please note, site plans are for illustrative purposes only, and should not be relied upon for any measurements by any persons. All/any extents shown are approximate.

## Site Plan Definitions

Asbestos Containing Material	Presumed Asbestos Containing Material	Area or Item Not Accessed	Area or Item Limited Access	Asbestos not Detected	Asbestos Removed



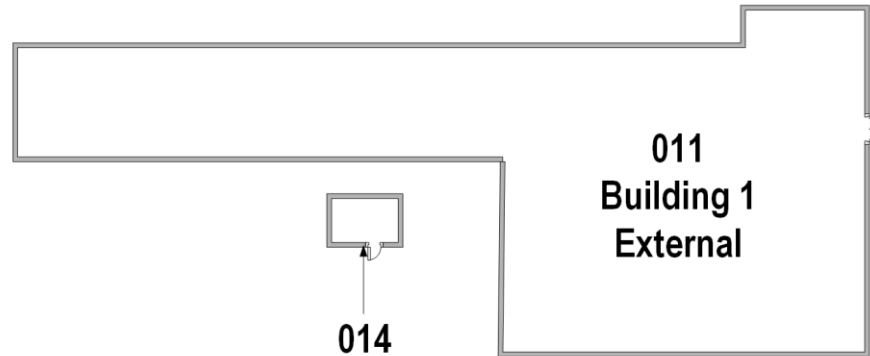
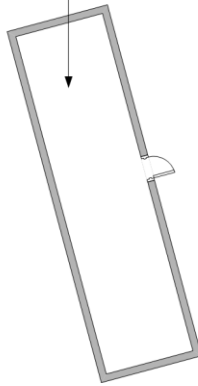
Client: STARK  
Survey Address: Build Center, Northiam, Whitbread Lane, East Sussex, TN31 6QP  
Floor Level: Ground Floor  
Drawing By: Jordan Leedham





Client: STARK  
Survey Address: Build Center, Northiam, Whitbread Lane, East Sussex, TN31 6QP  
Floor Level: External  
Drawing By: Jordan Leedham

018  
Shed 2  
External



011  
Building 1  
External

014  
Archives  
External



016  
Shed 1  
External



M-68179-08  
M-68179-09





## Asbestos Register

Location	Sample Reference & Description	Approx. Extent	Product Type	Condition of ACM	Surface Treatment	Asbestos Type	Material Score	Priority Score	Total Risk Score	Recommendation
Building 1 001 Ground Floor Shop Floor	Previously Sampled M-68179-02  Textured coating to Ceiling	60m <sup>2</sup>	Asbestos reinforced composites etc. (1)	Good (0)	Composite materials, decorative finishes, vinyl products etc (0)	Chrysotile (1)	2	5	7	Manage
Building 1 002 Ground Floor Counter	Sample XM-68179- X2  Textured coating to Ceiling	14m <sup>2</sup>	Asbestos reinforced composites etc. (1)	Good (0)	Composite materials, decorative finishes, vinyl products etc (0)	Chrysotile (1)	2	4	6	Manage
Building 1 003 Ground Floor Sales Area	Previously Sampled M-68179-03  Textured coating to Ceiling	30m <sup>2</sup>	Asbestos reinforced composites etc. (1)	Good (0)	Composite materials, decorative finishes, vinyl products etc (0)	Chrysotile (1)	2	4	6	Manage
Building 1 004 Ground Floor Manager's Office	Sample XM-68179- X3  Textured coating to Ceiling	14m <sup>2</sup>	Asbestos reinforced composites etc. (1)	Good (0)	Composite materials, decorative finishes, vinyl products etc (0)	Chrysotile (1)	2	4	6	Manage
Building 1 005 Ground Floor Corridor	Sample XM-68179- X3  Textured coating to Ceiling	3m <sup>2</sup>	Asbestos reinforced composites etc. (1)	Good (0)	Composite materials, decorative finishes, vinyl products etc (0)	Chrysotile (1)	2	4	6	Manage
Building 1 006 Ground Floor Ladies Toilets	Sample XM-68179- X3  Textured coating to Ceiling	3m <sup>2</sup>	Asbestos reinforced composites etc. (1)	Good (0)	Composite materials, decorative finishes, vinyl products etc (0)	Chrysotile (1)	2	4	6	Manage



Location	Sample Reference & Description	Approx. Extent	Product Type	Condition of ACM	Surface Treatment	Asbestos Type	Material Score	Priority Score	Total Risk Score	Recommendation
Building 1 007 Ground Floor Gents Toilets	Sample XM-68179-X3  Textured coating to Ceiling	3m <sup>2</sup>	Asbestos reinforced composites etc. <b>(1)</b>	Good <b>(0)</b>	Composite materials, decorative finishes, vinyl products etc <b>(0)</b>	Chrysotile <b>(1)</b>	2	4	6	Manage
Building 1 008 Ground Floor Store 1	Sample XM-68179-X3  Textured coating to Ceiling	4m <sup>2</sup>	Asbestos reinforced composites etc. <b>(1)</b>	Low damage <b>(1)</b>	Composite materials, decorative finishes, vinyl products etc <b>(0)</b>	Chrysotile <b>(1)</b>	3	4	7	Manage
Building 1 011 External Building 1 External	Previously Sampled M-68179-08  Cement to Downpipe	5lin m	Asbestos reinforced composites etc. <b>(1)</b>	Low damage <b>(1)</b>	Enclosed sprays & lagging, sealed AIB, textiles, gaskets & cement products <b>(1)</b>	Chrysotile <b>(1)</b>	4	3	7	Manage
Building 1 011 External Building 1 External	Previously Sampled M-68179-09  Cement to Gutter	22lin m	Asbestos reinforced composites etc. <b>(1)</b>	Low damage <b>(1)</b>	Enclosed sprays & lagging, sealed AIB, textiles, gaskets & cement products <b>(1)</b>	Chrysotile <b>(1)</b>	4	3	7	Manage



## Non-accessed/Limited access areas

The following areas or items have been excluded from the survey and must be presumed to contain asbestos. Further inspection and testing is recommended to these areas and/or items when they become accessible.			
Location	Area/Item not accessed	Reason for no access	Photo
All areas within scope of survey were accessed			



# Introduction

The data being used in the Re-inspection Report is UKAS Accredited data and the name of the organisation who undertook the original survey data are MCP Environmental.

The aim of the inspection was to review the material assessment scoring of any previously identified or presumed ACM's to highlight where remedial action maybe required to allow the safe day to day management of the building which includes basic maintenance duties.

This report includes a material assessment and a priority assessment of the identified or presumed ACM's, these assessments are explained in the following sections of this report.

It should be noted that to enable an accurate Priority Assessment to be undertaken this requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although MCP Environmental can assist with the provision of information or generic assessments where agreed. If any of the priority scoring information appears incorrect please let us know and the report can be updated accordingly. The assessments will provide the duty holder with a guide to the priority for managing ACM's as they will identify those ACM's which will most readily release fibres if they are disturbed and also those materials that are most likely to come into contact with persons occupying the building.

*For a building occupier to meet their duties under Reg 4 of the Control of Asbestos Regulations 2012 they must implement a Management Plan for known or presumed ACMs. This inspection report can be used as a basis to start developing a Management Plan and prioritise actions but does not constitute a Management Plan as required under the Control of Asbestos Regulations 2012. Further guidance on the implementation of asbestos Management Plans can be found in the HSE Guidance documents HSG 227 "A Comprehensive Guide to Managing Asbestos in Premises".*

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

Although the presence of asbestos within non-accessed areas has not been confirmed, caution should be exercised, and all non-accessed areas should be presumed to contain asbestos until proven otherwise. If any works are to be carried out in these areas in the future it is necessary for these areas to be inspected beforehand.



# Surveying Procedures

## Visual Inspections

MCP Environmental carried out a visual inspection and conditional re-assessment of all previously identified, strongly presumed or presumed ACM's only.

Any deterioration of in-situ materials, encapsulation or abatement would be noted by the surveyor and included within this report.

Any changes to the recommended action should be included in an Asbestos Management Plan.

## Asbestos Containing Materials (ACM's)

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate, though further undetected A.C.M.'s may still be present within the premises. The Client should therefore be aware of his responsibilities for identifying, locating, removing, and/or managing all ACM's within the premises.

### Inspections

We recommend that further inspection, sampling, and testing be carried out in areas that are not accessed or are outside of the scope of the survey. These fall into two categories:

- Buildings and areas, for which access could not be obtained during the survey work.
- Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.



## Reinspection Disclaimers


- All areas and materials excluded from this inspection require further inspection and testing unless the duty holder already has a sufficient assessment for the areas/items in question.
- Presumed ACM's have not been sampled; therefore, they are presumed to contain Asbestos. These materials require further inspection and testing when they become accessible or are safe to sample, until which time they should be presumed to contain Asbestos.
- MCP Environmental did not carry out inspections and testing to any non-accessed areas and materials as they were not accessed at the time of the survey.
- MCP Environmental cannot accept liability for any ACM's uncovered, which may be found in areas outside of the scope of the survey.
- If the re-inspection is based on a third-party survey report it must be made clear, we did not undertake the original survey so cannot be held responsible for additional unidentified ACMS later identified. This would be outside the scope of a re-inspection.
- The client should have provided any previous asbestos removal and abatement record information i.e. certificate of re-occupation certificates to accurately record and capture all information, MCP can only observe and record what is visible at the time of the inspection, where the information hasn't been provided MCP cannot be held responsible for failing to identify all ACMs left in place post asbestos abatement works where they are not easily accessible.
- The data contained within this report is intended to provide information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual or pricing purpose.
- MCP Environmental carried out a material assessment and gave recommendations on the survey date. The material assessment scores and recommendations given to all identified, strongly presumed & presumed ACM's are based on the judgement of the surveyor on the survey date along with the laboratory analytical result. If any change to the condition, accessibility, or surface treatment of an identified, strongly presumed or presumed ACM's is noted, re-assessment is required.
- The accessibility of a product is not incorporated into the material assessment score.
- If any works are to be carried out, which may cause disturbance/damage to any presumed, strongly presumed or identified ACM's. Re-assessment is required.
- The information contained within the Area and Sample Summaries should only be used in conjunction with all other information contained within all corresponding survey reports. In particular, the client should always refer to the survey limitations prior to commencing any works.
- Although the MCP Environmental surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the Client under CAR 2012 is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. The risk assessment will form the basis of the Asbestos Management Plan. Further information on risk assessments and management of asbestos is available in HSE guidance document (HSG 227). MCP Environmental did not carry out a priority assessment on the survey date, unless the client requested us to do so.
- MCP Environmental is not accredited to undertake priority risk assessments.
- Where MCP Asbestos Removals Department are invited to provide a quote for removal of any ACM's identified in this survey report, the Asbestos Surveying Department would encourage the client to seek alternative quotes from further providers for comparison purposes. This will satisfy independence clauses of ISO17020:2012.
- Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item. It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore MCP Environmental cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.



# Survey Findings

## Sample Summary Tables

Below and/or overleaf, is a summary of all suspect materials present within each survey location, recorded by the surveyor.

<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	001 / Shop Floor	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	60m <sup>2</sup>
			
<b>Sample Reference</b>	Previously Sampled M-68179-02	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

### Material Assessment Score

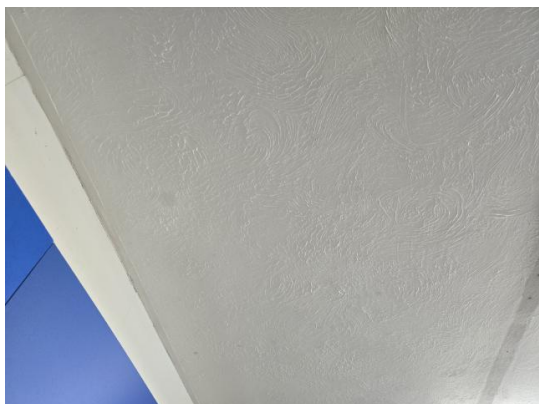
<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	> 50m (3)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	4 to 10 (2)
<b>Maintenance Activity (Frequency)</b>	3 - 6 Hours (2)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	7 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	002 / Counter	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	14m <sup>2</sup>



<b>Sample Reference</b>	Sample XM-68179-X2	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

#### Material Assessment Score

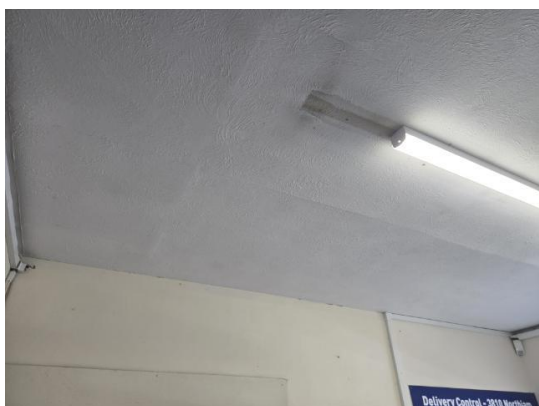
<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	10m - 50m (2)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	3 - 6 Hours (2)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	6 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	003 / Sales Area	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	30m <sup>2</sup>



<b>Sample Reference</b>	Previously Sampled M-68179-03	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		


#### Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	10m - 50m (2)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	3 - 6 Hours (2)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	6 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	004 / Manager's Office	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	14m <sup>2</sup>
			
<b>Sample Reference</b>	Sample XM-68179-X3	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

#### Material Assessment Score

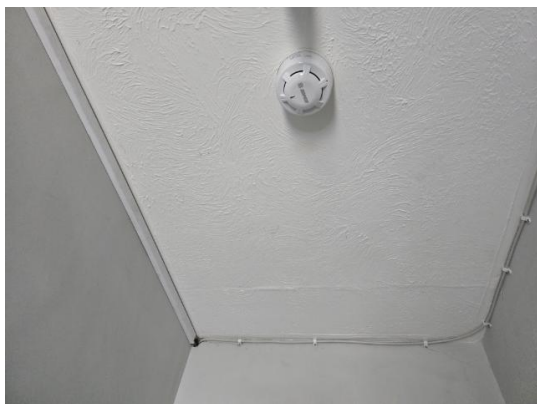
<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	10m - 50m (2)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	3 - 6 Hours (2)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	6 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	005 / Corridor	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	3m <sup>2</sup>



<b>Sample Reference</b>	Sample XM-68179-X3	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

#### Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	< 10m (1)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	< 1 Hour (0)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	6 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	006 / Ladies Toilets	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	3m <sup>2</sup>



<b>Sample Reference</b>	Sample XM-68179-X3	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

## Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

## Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	< 10m (1)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	< 1 Hour (0)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	6 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	007 / Gents Toilets	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	3m <sup>2</sup>



<b>Sample Reference</b>	Sample XM-68179-X3	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

#### Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Good (0)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	2 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	< 10m (1)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	< 1 Hour (0)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	6 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	Ground Floor
<b>Location</b>	008 / Store 1	<b>Item</b>	Ceiling
<b>Material</b>	Textured coating	<b>Extent</b>	4m <sup>2</sup>
			
<b>Sample Reference</b>	Sample XM-68179-X3	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

#### Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Low damage (1)
<b>Surface Treatment</b>	Composite materials, decorative finishes, vinyl products etc (0)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	3 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	< 10m (1)	<b>Disturbance (Location)</b>	Rooms < 100M2 (2)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	1 to 3 (1)
<b>Maintenance Activity (Frequency)</b>	< 1 Hour (0)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	7 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	External
<b>Location</b>	011 / Building 1 External	<b>Item</b>	Downpipe
<b>Material</b>	Cement	<b>Extent</b>	5lin m



<b>Sample Reference</b>	Previously Sampled M-68179-08	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Occasional Disturbance	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		


## Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Low damage (1)
<b>Surface Treatment</b>	Enclosed sprays & lagging, sealed AIB, textiles, gaskets & cement products (1)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	4 / Very Low		

## Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Occasional Disturbance (1)	<b>Likelihood of Disturbance (Extent)</b>	< 10m (1)	<b>Disturbance (Location)</b>	Outdoors (0)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	4 to 10 (2)
<b>Maintenance Activity (Frequency)</b>	< 1 Hour (0)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	7 / Very Low



<b>Building</b>	Building 1	<b>Level</b>	External
<b>Location</b>	011 / Building 1 External	<b>Item</b>	Gutter
<b>Material</b>	Cement	<b>Extent</b>	22lin m
			
<b>Sample Reference</b>	Previously Sampled M-68179-09	<b>Asbestos Types(s)</b>	Chrysotile
<b>Accessibility</b>	Usually inaccessible/Unlikely to be disturbed	<b>Recommendation</b>	Manage
<b>Sample Notes</b>	-		

#### Material Assessment Score

<b>Product Type</b>	Asbestos reinforced composites etc. (1)	<b>Extent of Damage</b>	Low damage (1)
<b>Surface Treatment</b>	Enclosed sprays & lagging, sealed AIB, textiles, gaskets & cement products (1)	<b>Asbestos Type</b>	Chrysotile (1)
<b>Material Assessment Score</b>	4 / Very Low		

#### Priority Assessment Score

<b>Normal Occupancy Activity</b>	Rare Disturbance - Store (0)	<b>Secondary Activity</b>	Rare Disturbance - Store (0)		
<b>Likelihood of Disturbance (Access)</b>	Usually inaccessible/Unlikely to be disturbed (0)	<b>Likelihood of Disturbance (Extent)</b>	10m - 50m (2)	<b>Disturbance (Location)</b>	Outdoors (0)
<b>Exposure Potential (Usage)</b>	Daily (3)	<b>Exposure Potential (Frequency of Use)</b>	Unlikely to be disturbed (0)	<b>Exposure Potential (No. of Persons)</b>	4 to 10 (2)
<b>Maintenance Activity (Frequency)</b>	< 1 Hour (0)	<b>Maintenance Activity (Type)</b>	Minor Disturbance (0)	<b>Total Risk Assessment Score</b>	7 / Very Low



## Bulk Sample Test Certificate

A United Kingdom Accreditation Service (UKAS) accredited laboratory carried out analysis of all samples taken in accordance with the procedure specified in HSG 248. Copies of the laboratory's Bulk Analysis Certificates for samples taken are contained within this report



**Enviro House, Spartan Road, Low Moor, Bradford, BD12 0RY**

## **Bulk Sample Test Certificate**

<b>Customer:</b> Saint Gobain Building Distribution UK & Ireland	<b>Order No. (if applicable)</b>
<b>Customer Address:</b> PO Box 95, Parkview House, Woodvale Road, Brighouse, HD6 9AD	
<b>Site Address:</b> Jewson Ltd, Whitbread Lane, Rye	
<b>Samples Taken By:</b> Phil Ball	<b>Report Number:</b> M-68179
<b>No of Samples:</b> 14	<b>Client Reference:</b> 3810
<b>Date of Sample Receipt:</b> 23/06/2020	<b>Date of Analysis:</b> 24/06/2020


Sample No.	Sample Location	Sample Details	Asbestos Types(s) Present	Analysts Name
S001	001 - Shop Floor	Floor - Vinyl Tiles	NAD	Glynn Denniss
S002	001 - Shop Floor	Ceiling - Textured Coating	Chrysotile	Glynn Denniss
S003	003 - Sales Area	Ceiling - Textured Coating	Chrysotile	Glynn Denniss
S004	008 - Store 1	Walls - Fixing Plaster / Tile Adhesive	NAD	Glynn Denniss
S005	010 - Warehouse	Roof - Stramit Board	NAD	Glynn Denniss
S006	011 - Building 1 External	Damp Proof Course to Walls - Bituminous Product	NAD	Glynn Denniss
S007	011 - Building 1 External	To Windows - Putty/Mastics	NAD	Glynn Denniss
S008	011 - Building 1 External	Downpipe - Cement	Chrysotile	Glynn Denniss
S009	011 - Building 1 External	Gutter - Cement	Chrysotile	Glynn Denniss
S010	011 - Building 1 External	Felt to Roof and Canopy - Bituminous Product	NAD	Glynn Denniss
S011	016 - Shed 1 External	Roof Felt - Bituminous Product	NAD	Glynn Denniss
S012	016 - Shed 1 External	Felt Debris to Floor - Bituminous Product	NAD	Glynn Denniss
S013	017 - Shed 2	Debris to Floor - Insulating Board	NAD	Glynn Denniss
S014	018 - Shed 2 External	Debris to Floor - Cement	NAD	Glynn Denniss

Key: NAD = No Asbestos Detected

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**Enviro House, Spartan Road, Low Moor, Bradford, BD12 0RY**

Authorised Signatory	
Name/Position	Glynn Denniss / Laboratory Quality Manager
Date Certificate Issued	24/06/2020

**Statement of Certification**

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with MCP Environmental in house current method LPR01 Laboratory Procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM).

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply:

They are outside the scope of UKAS accreditation for Sampling for current in house method SPR01 Asbestos Surveying Procedure. The customer provided the address and sample details information. MCP Environmental cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. **The results only relate to the items tested.**

Doc Ref: LF03	Document Author: D. Wardle	M-68179
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Enviro House, Spartan Road, Low Moor, Bradford, BD12 0RY

## **Bulk Sample Test Certificate**

<b>Customer:</b> STARK Building Materials UK <b>Customer Address:</b> Parkview House, 1st Floor, Woodvale Road, Brighouse, HD6 4AB <b>Site Address:</b> Jewson (Northiam 3810), Whitbread Lane, Northiam	<b>Order No. (if applicable)</b>
<b>Samples Taken By:</b> Brandon Godward <b>No of Samples:</b> 1 <b>Date of Sample Receipt:</b> 21/03/2024	<b>Report Number:</b> M-144984 <b>Client Reference:</b> 3810 <b>Date of Analysis:</b> 21/03/2024

Sample No.	Sample Location	Sample Details	Asbestos Types(s) Present	Analysts Name
S001	004 - Manager's Office	Under vinyl flooring - Vinyl floor tiles	NAD	Glynn Denniss

Key: NAD = No Asbestos Detected.  
TRACE = Positive 'Pinch' Sample

<b>Authorised Signatory</b>	
<b>Name/Position</b>	Glynn Denniss / Laboratory Manager
<b>Date Certificate Issued</b>	21/03/2024

### **Statement of Certification**

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with MCP Environmental in house current method LPR01 Laboratory Procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM).

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply:

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All analysed samples are retained for 6 months before disposal and all records are kept for a minimum of 5 years

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# Survey Report Definitions

Reporting Terminology Key	
Level of Identification	Approximate Extent
<b>ID</b> Sample taken and analysed during this survey.	<b>N/Q</b> Not Quantifiable
<b>SP</b> Material strongly presumed to contain asbestos.	<b>Lm</b> Linear Meters
<b>P</b> Material Presumed to contain Asbestos	<b>m<sup>2</sup></b> Meter Squared
<b>PS</b> Previously sampled.	<b>m<sup>3</sup></b> Meter Cubed
<b>X</b> Cross Referenced to a sample taken during this survey	<b>No</b> Number/Item
<b>R</b> The item has been removed since the previous survey	

## Material Assessment Algorithm Definitions

Where ACMs have been identified or presumed to be present a Material Assessment Algorithm has been calculated as detailed in HSG 264. The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

### HIGH RISK – A SCORE BETWEEN 10 & 12 POINTS

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed.

### MEDIUM RISK – A SCORE BETWEEN 7 & 9 POINTS

Those materials with a score between 7 and 9 are regarded as medium risk to release fibres.

### LOW RISK – A SCORE BETWEEN 5 & 6 POINTS

Materials with a score between 5 and 6 are low risk to release fibres.

### VERY LOW RISK – A SCORE OF 4 POINTS OR LESS

Scores of 4 or less are very low risk.

**Note:** The Material Assessment will identify materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the materials that should be given priority for remedial action. Such priority is worked out by completing an overall risk assessment score, which requires additional priority assessment score adding to the material assessment score, priority scoring will consider the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential. MCP only undertake priority scoring an issue an overall risk assessment score when prior agreed and that is supplied in another report altogether.



# Priority Assessment Algorithm Definitions

The total risk assessment score for each ACM is achieved by adding the material assessment score to a priority assessment score. Each asbestos containing material is then placed into one of four risk categories: - High, Medium, Low Risk and very low risk. Asbestos materials placed High Risk category have the highest risk potential. These Risk Categories must be utilised to prioritise required works on individual asbestos containing materials. Scores have been rounded up where necessary.

Shown below/overleaf is the scoring algorithm used for the priority assessment score. Guidance for completing your PAS is found within HSG 227 A Comprehensive Guide to Managing Asbestos in Premises. It is the client duty to undertake the priority assessment and where that has been done on behalf of them, they should ensure the information is accurate.



Assessment Factor	Score	Examples of Score Variables
<b>Normal Occupant Activity</b> (Main type of activity in the area)	0	Rarely disturbed (e.g. little used storeroom)
	1	Low disturbance (e.g. office type activities)
	2	Periodic disturbance (e.g. industrial or vehicular activities that may encounter ACM's)
	3	High level disturbance (e.g. regularly used fire door with AIB sheet secured to it)
<b>Secondary Activity</b>	As above	As above
<b>Likelihood of Disturbance</b> (Access)	0	Unlikely to be disturbed/normally inaccessible
	1	Occasional disturbance likely
	2	Easily disturbed
	3	Regularly disturbed
<b>Likelihood of Disturbance</b> (Extent)	0	Small amounts/items (e.g. strings and gaskets)
	1	<10m <sup>2</sup> or <10m pipe run
	2	10 to 50m <sup>2</sup> or 10 to 50m pipe run
	3	>50m <sup>2</sup> or >50m pipe run
<b>Likelihood of Disturbance</b> (Location)	0	Out of doors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m <sup>2</sup>
	3	Confined spaced
<b>Exposure Potential</b> (Usage Time)	0	<1 hour
	1	1 to 3 hours
	2	3 to 6 hours
	3	>6 hours
<b>Exposure Potential</b> (Frequency of Use)	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
<b>Exposure Potential</b> (No. of Persons)	0	None
	1	1 to 3 persons
	2	4 to 10 persons
	3	>10 persons
<b>Maintenance Activity</b> (Frequency)	0	ACM's unlikely to be disturbed
	1	Less than once a year
	2	More than once a year
	3	More than once a month
<b>Maintenance Activity</b> (Type)	0	Minor disturbance (e.g. possible contact whilst gaining access)
	1	Low disturbance (e.g. changing light bulbs in an AIB ceiling)
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access wiring/pipe work)
	3	High disturbance (e.g. removing several AIB ceiling tiles)



# Total Risk Assessment Score Categories

The Risk Assessment Priority Algorithm is calculated by adding the Material Assessment Score obtained during the survey to the Priority Assessment Score.

## **HIGH RISK – A SCORE OF 18 POINTS OR MORE**

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

## **MEDIUM RISK – A SCORE BETWEEN 14 & 17 POINTS**

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore, all asbestos should be contained/sealed/encapsulated/removed.

## **LOW RISK – A SCORE BETWEEN 9 & 13 POINTS**

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage and require to be contained/sealed/encapsulated/removed.

## **VERY LOW RISK – A SCORE OF 8 POINTS OR LESS**

Similarly, this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage and require to be contained/sealed/encapsulated/removed.

**Competent asbestos contractor:** Most high-risk work with asbestos must only be done by a licensed contractor. Licensable work with asbestos is work: where worker exposure to asbestos is not sporadic and of low intensity; or where the risk assessment cannot clearly demonstrate that the control limit will not be exceeded i.e. 0.1 asbestos fibres per cubic centimetre of air ( $0.1 \text{ f/cm}^3$ ) (averaged over a four hour period); or on asbestos loose fill & spray coating; or on asbestos insulation or asbestos insulating board where the risk assessment demonstrates that the work is not short duration work, e.g. when work with these materials will take no more than two hours in any seven day period, and no one person works for more than one hour in that two hour period. Work on all other types of materials will not require a license but the contractor must still have to demonstrate competence by being trained, have experience in the work at hand and comply with all aspects of the CAR 2012 Regulations, ACOPS and follow HSE Guidelines.



## Additional Information

**Competent asbestos contractor:** Most high-risk work with asbestos must only be done by a licensed contractor. Licensable work with asbestos is work: where worker exposure to asbestos is not sporadic and of low intensity; or where the risk assessment cannot clearly demonstrate that the control limit will not be exceeded i.e. 0.1 asbestos fibres per cubic centimetre of air ( $0.1 \text{ f/cm}^3$ ) (averaged over a four hour period); or on asbestos loose fill & spray coating; or on asbestos insulation or asbestos insulating board where the risk assessment demonstrates that the work is not short duration work, e.g. when work with these materials will take no more than two hours in any seven day period, and no one person works for more than one hour in that two hour period. Work on all other types of materials will not require a license but the contractor must still have to demonstrate competence by being trained, have experience in the work at hand and comply with all aspects of the CAR 2012 Regulations, ACOPS and follow HSE Guidelines.

**Asbestos materials:** Asbestos is a naturally occurring mineral comprising of soft & flexible fibres, that are renowned for their resistance to heat, corrosion and electricity. These qualities make the mineral useful, but they also pose a danger and are highly toxic, being classified as a Class 1 Carcinogen.

Asbestos fibres are a group of six naturally occurring minerals composed of thin, needle like fibres. Exposure to asbestos can cause cancer and diseases, such as mesothelioma and asbestosis.

Type/Group	Fibre Type	Common Name
Serpentine	Chrysotile	White Asbestos
Amphibole	Amosite (Asbestos Grunerite)	Brown Asbestos
	Crocidolite	Blue Asbestos
	Anthophyllite	
	Tremolite	
	Actinolite	

Anthophyllite was used in small quantities for insulation products and construction materials. It also can occur as a contaminant in Chrysotile, vermiculite and talc. Actinolite & Tremolite were not used commercially but can also be found as contaminants in Chrysotile, vermiculite and talc.



## Report Details, General Information & Quality Assurance

Surveying company	MCP Environmental	
Lead surveyor(s)	James Radford	
Survey date	26 March 2025	
Client	STARK Building Materials UK	
Requested by	Andy Johnson	
Site coordinates	51.0038102, 0.6151929	
Site map		
Site description	Brick-built unit with metal cladding and pitched roof	
Property age	1965-1980 (Later post-war)	
Current use	Commercial	
Previous Asbestos information available?	Yes	
Number of samples	0	
Report QC by	Paul Roscoe	<signatureapprovedby>
Report QC date	16/05/2025	

This survey was carried out in accordance with the Health and Safety Executive's guidance document - HSG 264 and MCP's own in-house procedures.

This report has been compiled for the sole use of **STARK Building Materials UK** and should not be relied upon by any third party or organisation. The data contained within this report is intended to provide information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual purpose. As the report has been quality checked and authorised as above then this is evidencing the requirements of the work order and contract have been reviewed and met.