

1008 POLLOKSHAWS ROAD GLASGOW

ASBESTOS MANAGEMENT SURVEY

Kinstler Projects Ltd
1008 Pollokshaws Road
Glasgow
G41 2HG

Report No.

AMJ-24-185



QUALITY ASSURANCE

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Final			
Date	28/06/2024			
Prepared by	Alan Hunter			
Signature				
Checked by	Alan Hunter			
Signature				
Project number	AMJ-24-185			

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1.0 EXECUTIVE SUMMARY

Asbestos Was Identified During This Survey:

Location	Material	Level of ID	Recommendation
Entrance Vestibule Ceiling	Textured Coating	No Asbestos Detected	No Further Action Required
Entrance Vestibule Walls	Textured Coating	No Asbestos Detected	No Further Action Required
Office Ceiling	Textured Coating	No Asbestos Detected	No Further Action Required
Store Ceiling Panel	Asbestos Cement	Chrysotile	Label & Manage
Bottom Store Fuse Boxes Flash Guards	Textile	Chrysotile	Label & Manage Remove Loose Debris on Floor
Corridor Floor	Floor Tiles	No Asbestos Detected	No Further Action Required
Workshop Floor	Floor Tiles	No Asbestos Detected	No Further Action Required
Store Floor	Floor Tiles & Adhesive	Chrysotile	Label & Manage
Workshop Fuse Boxes	Textile	Chrysotile	Label & Manage
Office Ceiling Above Plasterboard	Textured Coating	Chrysotile	Label & Manage Remove Damaged Areas
Office Floor	Floor Tiles & Adhesive	Chrysotile	Remove Restrict Access
Canteen Floor	Floor Tiles & Adhesive	Chrysotile	Label & Manage
Canteen Ceiling	Textured Coating	Chrysotile	Label & Manage Remove Damaged Areas
External Electric Store Fuse Boxes	Textile	Chrysotile	Label & Manage
External Flat Roofs	Felt	No Asbestos Detected	No Further Action Required

Further information on these occurrences is provided in the main body of this report. Information on the extent and scope of this survey is provided in Section 2.

Specific areas / items not included in this survey were:

Location	Comments
Electrics / Services	Live at Time of Survey

Any areas not accessed should be presumed to contain asbestos until proven otherwise.

Under Regulation 4 of the current version of the Control of Asbestos Regulations, the duty holder now has a responsibility to set out and implement an asbestos management plan. Failure to comply with these regulations is a contravention of the Health and Safety at Work Act 1974.

2.0 INTRODUCTION & SCOPE OF WORK

<i>Name of Surveying Organisation</i>	AMJ Asbestos Ltd 7 Thistle Avenue Newton Mearns Glasgow G77 6FY
<i>Name of Lead Surveyor(s)</i>	Alan Hunter
<i>Name of Assistant Surveyor (s)</i>	N/A
<i>Date(s) of Survey</i>	20/06/2024
<i>Name and address or person who commissioned the survey</i>	Kinstler Projects Limited 1008 Pollokshaws Road Glasgow G41 2HG
<i>Name and Address of Premises Surveyed</i>	1008 Pollokshaws Road Glasgow G41 2HG
<i>Description of premises surveyed</i>	Industrial Unit
<i>Description of Areas Included in the Survey</i>	Whole Premises
<i>Description of Areas Excluded from the Survey</i>	No Other Areas Were Included or Checked Other Than Those Outlined in The Scope of Works.
<i>Survey Method Used</i>	HSG 264 Documented In House Surveying Procedures
<i>Asbestos Refurbishment Survey was undertaken to.</i>	
<i>Any Variations or Deviations from Methods</i>	N/A
<i>Agreed exclusions and inaccessible areas (state reasons). These should be specific to the survey and not generic.</i>	

<i>Information provided by the Client</i>	<i>If Provided 'X'</i>	<i>Item</i>
		<i>Clear plans</i>
		<i>Details of service risers</i>
		<i>Details of service ducts</i>
		<i>Details of live services on site</i>
	X	<i>Details of any restrictions concerning access</i>
		<i>Details of any restrictions on "damage"</i>
		<i>Details of any Health and Safety requirements</i>
	X	<i>Name and telephone number of site contact</i>
		<i>Date building was built</i>
		<i>Number of rooms</i>
	X	<i>Copy of any existing asbestos information</i>
		<i>Up to date asbestos management plan</i>
	X	<i>Copy of existing asbestos survey</i>
		<i>Details of any asbestos removal undertaken</i>

3.0 AUTHORISATION

- 3.1 Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by AMJ Asbestos Ltd in this connection without the explicit written agreement thereto by AMJ Asbestos Ltd.
- 3.2 This document is submitted in connection with a contract to supply goods/services and is issued only on the basis of strict confidentiality.
- 3.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.

4.0 PURPOSE, AIMS AND OBJECTIVES

- 4.1 The purpose of this survey was to undertake an asbestos Management survey of the premises. This was to determine as far as is reasonably practicable the presence of all asbestos containing materials prior to works being carried out, standard sampling, identification, and assessment survey of the property, where circumstances would allow as described in HSE document HSG 264.
- 4.2 The survey was undertaken in accordance with HSE publication HSG 264 “Asbestos: the survey guide”.
- 4.3 The purpose of this asbestos management survey is to locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.
- 4.4 The purpose of the management survey is:
- To provide accurate information on the location, amount, and condition of ACMs prior to the refurbishment activities described.
 - To allow the required refurbishment activities to proceed with caution.
- 4.5 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.6 All the recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

5.0 DESCRIPTION OF THE SITE

- 5.1 The site drawings (see Appendix C) show the boundaries within which the work was to be undertaken. AMJ Asbestos Ltd can take no responsibility for buildings not defined accurately by these drawings.
- 5.2 The site consists of an industrial unit.

6.0 EXTENT OF SURVEY

- 6.1 Areas included in the inspection are as described in the Register within Appendix A only.
- 6.2 The refurbishment/demolition survey is based upon an intrusive, destructive inspection of the area set out and described as being within the scope of works. During the course of the inspections all reasonable efforts were made to identify the presence of materials containing asbestos within the

Property. The survey was limited to those areas accessed at the time of the survey as described in the table in Section 2. Areas not accessed by this survey should be presumed to contain asbestos until proven otherwise.

- 6.3 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further ACMs may be found. For reasons set out in this report, AMJ Asbestos Ltd cannot give an assurance that all asbestos materials have been found.
- 6.4 Asbestos may be concealed from view by other materials that have been used for over cladding. Infilling, alteration, and refurbishment work, which has taken place in the past, may also hide asbestos containing materials. The result of these inspections, tests and samples are only representative of the location inspected.
- 6.5 The survey did not include ACMs found as ground litter, except as reported; this survey should therefore not be considered as a ground survey, unless specified within the scope of work.
- 6.6 We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 6.7 Where ACM have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques, etc. being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.
- 6.8 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.
- 6.9 Manufactured products containing asbestos have been extremely diverse. Therefore, responsibility cannot be accepted for any consequential loss or damage resulting from the presence of asbestos in products where it would not be “expected”.
- 6.10 Any reference to the type of contractor required for work is made in good faith and we cannot be held liable for any misinterpretations of the Control of Asbestos Regulations 2012.
- 6.11 Any reference to areas is an estimate and we will not be held responsible for subsequent loss.
- 6.12 Any reference to fixing type is for guidance and we will not be held responsible for subsequent loss.
- 6.13 Our liability for civil damages is limited to a sum not exceeding Five (5) times the cost of the survey of the relevant area on a pro rata basis.

7.0 SURVEY METHODS

- 7.1 Inspection, sampling and assessment were carried out in accordance within procedures written from HSG 264 published by the Health & Safety Executive.

- 7.2 The areas set out within the survey brief were inspected for suspect ACMs. Each room/area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation.
- 7.3 The asbestos survey/inspection records state information recorded at the time of the survey only based on visual assessment, intelligent assumption, and sampling, where appropriate.

8.0 LEVEL OF IDENTIFICATION

- 8.1 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG 248 under UKAS accreditation.
- 8.2 Presumptions in the absence of sample analysis are noted as 'Presumed' and 'Strongly Presumed'.
- 8.3 Where a material cannot be 'sampled', for example where an area is not accessible (e.g., high ceiling) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type will be presumed by reasoned argument or considered as containing amphibole asbestos, similarly asbestos content will be presumed as high in absence of the above. Therefore, the level will be denoted as 'Presumed', unless:
- Sample analysis of similar materials within the building show a different asbestos type (mastered samples)
 - There are visible fibres within the material.
 - There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification will be denoted as 'Strongly Presumed'.

9.0 MATERIAL ASSESSMENT GUIDE

9.1 Material Assessment

For each sample/inspection, a material assessment has been compiled using the algorithm described in HSG 264. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials.

Table 1: Material Assessment Scores

Sample Variable	Score	Examples of Scores
Product type (Or debris from product)	1	Asbestos - reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi - rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g., pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

9.2 Guide to evaluation of material assessment scores (2 = lowest 12 = highest)

- High Risk Material - 10 points or more
- Medium Risk Material - 7-9 points
- Low Risk Material - 5-6 points
- Very Low Risk Material - 4 or less points
- N/A – Not Applicable as No Asbestos Detected in Sample (NADIS)

APPENDIX A

SUMMARY TABLE AND MATERIAL and ASSESSMENT SHEETS

Sample No.	Photo No.	Plan Ref.	Location	Surface	Product Type	Extent of Material	Sampled (S) Presumed (P) Strongly Presumed (SP)	Product Type (1 to 3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Material Score (2-12)	Surveyors Recommendations + (Comments)
01	01	01	Entrance Vestibule	Ceiling	Textured Coating	6M2	S	No Asbestos Detected					Concrete Ceiling & Walls Concrete Floor
02	02	01	Entrance Vestibule	Walls	Textured Coating	5M2	S	No Asbestos Detected					Concrete Ceiling & Walls Concrete Floor
		02	Reception	No Samples Required									Non-Asbestos Suspended Ceiling Tiles(NASCT) Concrete Ceiling & Walls Concrete Floor
		03	Vestibule	No Samples Required									Plasterboard Ceiling & Walls Concrete Floor
		04	Store	No Samples Required									Concrete Ceiling & Floor Brick Walls
		05	Store	No Samples Required									Non-Asbestos Suspended Ceiling Tiles Concrete Ceiling Plasterboard & Brick Walls Carpet to Concrete Floor
		06	Main Office	No Samples Required									Non-Asbestos Suspended Ceiling Tiles Concrete Ceiling Plasterboard & Brick Walls Concrete Floor

Sample No.	Photo No.	Plan Ref.	Location	Surface	Product Type	Extent of Material	Sampled (S) Presumed (P) Strongly Presumed (SP)	Product Type (1 to 3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Material Score (2-12)	Surveyors Recommendations + (Comments)
		07	Store	No Samples Required									NASCT Plasterboard Walls Concrete Floor
		08	Workshop	No Samples Required									NASCT Plasterboard Walls Concrete Floor
		09	Corridor	No Samples Required									NASCT Plasterboard Walls Concrete Floor
		10	Gents Toilet	No Samples Required									Plasterboard Ceiling & Walls Concrete Floor
		11	Female Toilet	No Samples Required									Plasterboard Ceiling & Walls Concrete Floor
03	03	12	Office	Ceiling	Textured Coating	8M2	S	No Asbestos Detected					Plasterboard Ceiling & Walls Concrete Floor
		13	Store	No Samples Required									Plasterboard Ceiling Brick Walls Concrete Floor
		14	Small Workshop	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor
		15	Workshop	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor
		16	Office	No Samples Required									Plasterboard Ceiling & Walls Concrete Floor
		17	Kitchen	No Samples Required									Plasterboard Ceiling & Walls Concrete Floor

Sample No.	Photo No.	Plan Ref.	Location	Surface	Product Type	Extent of Material	Sampled (S) Presumed (P) Strongly Presumed (SP)	Product Type (1 to 3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Material Score (2-12)	Surveyors Recommendations + (Comments)
04	04	18	Store	Ceiling Panel	Asbestos Cement	3M2	S	1	1	1	1	4	Label & Manage
05	05	19	Bottom Store	Fuse Boxes & Loose Fuses	Textile	2M2	S	1	2	2	1	6	Remove Loose Flash Guards Label & Manage
06	06	20	Corridor	Floor	Floor Tiles	15M2	No Asbestos Detected						Plasterboard Ceiling & Walls Concrete Floor
		21	Workshop	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor
		22	Stairwell Area	No Samples Required									Timber Ceiling Brick Walls Concrete Floor
		23	Ladies Toilets	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor
		24	Ladies Toilets	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor
		25	Cleaners Cupboard	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor
		26	Gents Toilets	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor
		27	Wash Area	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor
		28	Toilet Cubical	No Samples Required									Plasterboard Ceiling & Walls Modern Vinyl on Concrete Floor

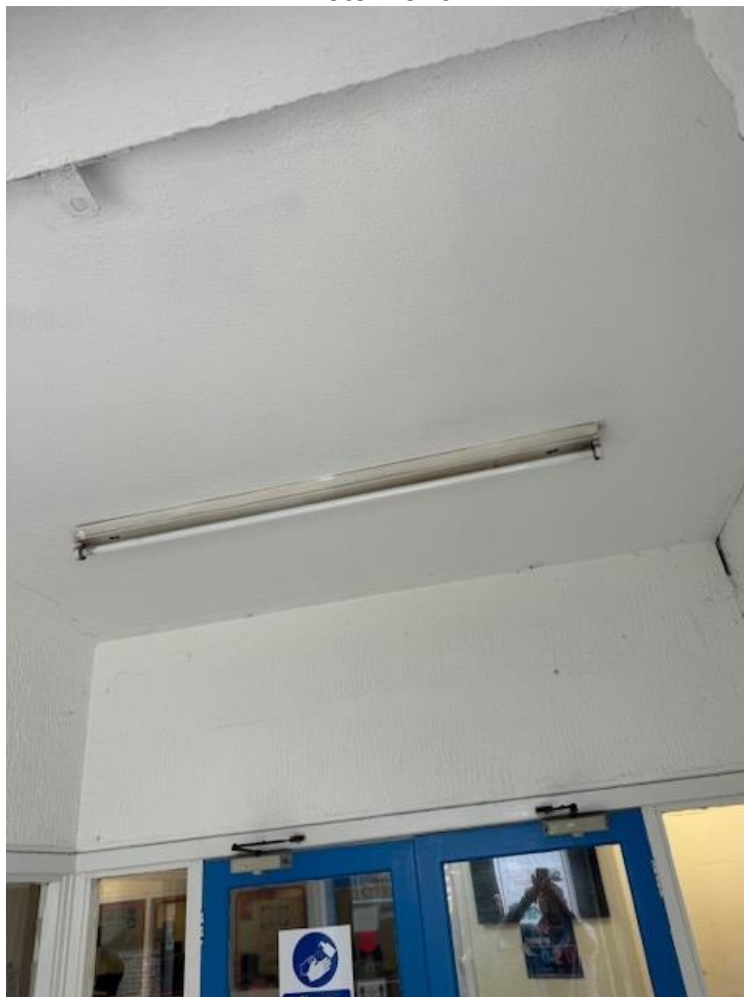
Sample No.	Photo No.	Plan Ref.	Location	Surface	Product Type	Extent of Material	Sampled (S) Presumed (P) Strongly Presumed (SP)	Product Type (1 to 3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Material Score (2-12)	Surveyors Recommendations + (Comments)
07	07	29	Workshop	Floor	Floor Tiles	70M2	S	No Asbestos Detected					Plasterboard Ceiling & Walls Concrete Floor
08	08	30	Store	Floor	Floor Tiles & Adhesive	25M2	S	1	1	1	1	4	Remove Damaged Areas Label & Manage
		31	Corridor	No Samples Required									Plasterboard Ceiling & Walls Carpet to Concrete Floor
		32	Loft Space	No Samples Required									Timber Roof Structure Timber Floor
		33	1 st Floor Landing Stairwell	No Samples Required									Plasterboard & Concrete Ceiling Brick Walls Concrete Floor Rubber Nosing's
		34	WC	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor
AWS 05	09	35	Workshop	Fuse Box	Textile	0.5M2	S	1	0	1	1	3	Label & Manage
		36	Lift	No Samples Required									Unable to Fully Investigate As no Isolation
		37	Workstation	No Samples Required									Plasterboard Ceiling & Walls Concrete Floor
		38	Work Area	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor
		39	Workshop	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor

Sample No.	Photo No.	Plan Ref.	Location	Surface	Product Type	Extent of Material	Sampled (S) Presumed (P) Strongly Presumed (SP)	Product Type (1 to 3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Material Score (2-12)	Surveyors Recommendations + (Comments)
09	10	40	Office	Ceiling Above PB Ceiling	Textured Coating	12M2	S	1	3	2	1	7	Remove
10	11	40	Office	Floor	Floor Tiles & Adhesive	12M2	S	1	3	2	1	7	Remove
11	12	41	Canteen	Floor	Floor Tiles & Adhesive	30M2	S	1	1	1	1	4	Remove Damaged Areas, Label & Manage
12	13	41	Canteen	Ceiling Above PB Ceiling	Textured Coating	35M2	S	1	3	2	1	7	Remove
AWS 05	14	42	External Electric Store	Fuse Boxes Flash Guards	Textile	Throughout	S	1	0	1	1	3	Label & Manage
		43	Store	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor
		44	Store	No Samples Required									Concrete Ceiling Brick Walls Concrete Floor
13	15		External	Flat Roofs	Felt	Throughout	S	No Asbestos Detected					Cast Iron Rainwater Goods

INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Entrance Vestibule	Ceiling
Plan Ref	Sample No.	Product Type	Extent
01	01	Textured Coating	6M2
Regulations	Not Applicable		
Material Assessment Score	Not Applicable		
Comments	No Asbestos Detected, No Further Action Required		

Photo No. 01



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Entrance Vestibule	Walls
Plan Ref	Sample No.	Product Type	Extent
01	02	Textured Coating	5M2
Regulations	Not Applicable		
Material Assessment Score	Not Applicable		
Comments	No Asbestos Detected, No Further Action Required		

Photo No. 02



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Office	Ceiling
Plan Ref	Sample No.	Product Type	Extent
12	03	Textured Coating	8M2
Regulations	Not Applicable		
Material Assessment Score	Not Applicable		
Comments	No Asbestos Detected, No Further Action Required		

Photo No. 03



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Store	Ceiling Panel
Plan Ref	Sample No.	Product Type	Extent
18	04	Asbestos Cement Chrysotile	3M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	4		
Comments	Label & Manage		

Photo No. 04



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Bottom Store	Fuse Boxes & Debris/Loose Fuses
Plan Ref	Sample No.	Product Type	Extent
19	05	Textile Chrysotile	2M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	6		
Comments	Remove Loose Flash Guards, Label & Manage		

Photo No. 05



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Corridor	Floor
Plan Ref	Sample No.	Product Type	Extent
20	06	Floor Tiles	15M2
Regulations	Not Applicable		
Material Assessment Score	Not Applicable		
Comments	No Asbestos Detected, No Further Action Required.		

Photo No. 06



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Workshop	Floor
Plan Ref	Sample No.	Product Type	Extent
29	07	Floor Tiles	70M2
Regulations	Not Applicable		
Material Assessment Score	Not Applicable		
Comments	No Asbestos Detected, No Further Action Required		

Photo No. 07



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	Store	Floor
Plan Ref	Sample No.	Product Type	Extent
30	08	Floor Tiles & Adhesive Chrysotile	25M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	4		
Comments	Remove Damaged Areas, Label & Manage		

Photo No. 08



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	First	Workshop	Fuse Box
Plan Ref	Sample No.	Product Type	Extent
35	AWS 05	Textile Flash Guards Chrysotile	0.5M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	4		
Comments	Label & Manage		

Photo No. 09



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	First	Office	Ceiling Above Plasterboard
Plan Ref	Sample No.	Product Type	Extent
40	09	Textured Coating Chrysotile	12M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	7		
Comments	Remove Damaged Areas		

Photo No. 10



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	First	Office	Floor
Plan Ref	Sample No.	Product Type	Extent
40	10	Floor Tiles & Adhesive Chrysotile	12M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	7		
Comments	Remove		

Photo No. 11



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	First	Canteen	Floor
Plan Ref	Sample No.	Product Type	Extent
41	11	Floor Tiles & Adhesive Chrysotile	30M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	4		
Comments	Label & Manage, Remove Damaged Areas		

Photo No. 12



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	First	Canteen	Ceiling Above Plasterboard
Plan Ref	Sample No.	Product Type	Extent
41	12	Textured Coating Chrysotile	35M2
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	7		
Comments	Remove Damaged Areas		

Photo No. 13



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	Ground Floor	External Electric Store	Fuse Boxes Flash Guards
Plan Ref	Sample No.	Product Type	Extent
42	AWS 05	Textile Chrysotile	Throughout
Regulations	Work on these materials does NOT require a licence NOR a fourteen day notification period. They should however be disposed of as asbestos waste, prior to starting work on these materials a risk assessment should be carried out		
Material Assessment Score	4		
Comments	Label & Manage		

Photo No. 14



INSPECTION RECORD AND MATERIAL ASSESSMENT

Building Name / Number	Floor / Level	Room / Area	Location / Description
1008 Pollokshaws Road Glasgow	External	External	Flat Roofs
Plan Ref	Sample No.	Product Type	Extent
	13	Felt	Throughout
Regulations	Not Applicable		
Material Assessment Score	Not Applicable		
Comments	No Asbestos Detected, No Further Action Required		

Photo No. 15





amj asbestos ltd

APPENDIX B

LABORATORY RESULTS OF SAMPLES



IBROX
75 Loanbank Quadrant
Govan
Glasgow
G513HZ



9730

24-IBR-B-1586

Certificate of Analysis for Bulk Identification

Customer Address

AMJ Asbestos Ltd
7 Thistle Avenue
Newton Mearns
Glasgow
G77 6FY.

Site Address

1008 Pollokshaws Road
Glasgow

Customer Order No	AMJ-24-185
Samples Submitted By	Client
Sampled By	Client
No. of Samples Submitted	13
Date Samples Submitted	20/06/2024
Date Samples Analysed	25/06/2024
Date Issue	26/06/2024
Samples Analysed By	Shona McDonald
Analyst / Authorised Signature	

DNKA Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / Bulk Analysis Procedures using an in-house method SOP02 Bulk Analysis. Retention period for samples(1 year). Records and reports are kept as per SOP02 and available digitally. Where the presence of Asbestos Fibres in soil analysis is required the technique used is as described in Quantification Procedures Stage 1. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled. NOTE: Results obtained relate ONLY to the items tested.

CLIENT No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments	DNKA No
1	Entrance Vestibule - Ceiling	Textured Coating	No Asbestos Detected		1
2	Entrance Vestibule - Walls	Textured Coating	No Asbestos Detected		2
3	Office - Ceiling	Textured Coating	No Asbestos Detected		3
4	Store - Ceiling Panel	Asbestos Cement	Chrysotile		4
5	Bottom Store - Fuse Boxes Flash Guards	Textiles	Chrysotile		5
6	Corridor - Floor	Vinyl	No Asbestos Detected		6
7	Workshop - Floor	Vinyl	No Asbestos Detected		7
8	Store - Floor	Floor Tile & Adhesive	Chrysotile	In both tile & bitumen adhesive	8
9	Office - Ceiling	Textured Coating	Chrysotile		9
10	Office - Floor	Floor Tile & Adhesive	Chrysotile	In both tile & bitumen adhesive	10
11	Canteen - Floor	Floor Tile & Adhesive	Chrysotile	In both tile & bitumen adhesive	11
12	Canteen - Ceiling	Textured Coating	Chrysotile		12
13	External - Flat Roof	Bitumen	No Asbestos Detected		13

Job No.

24-IBR-B-1586 AMJ 1008 Pollokshaws Road

AUTHORISED BY S COLL 27/10/23 VERSION 4.2

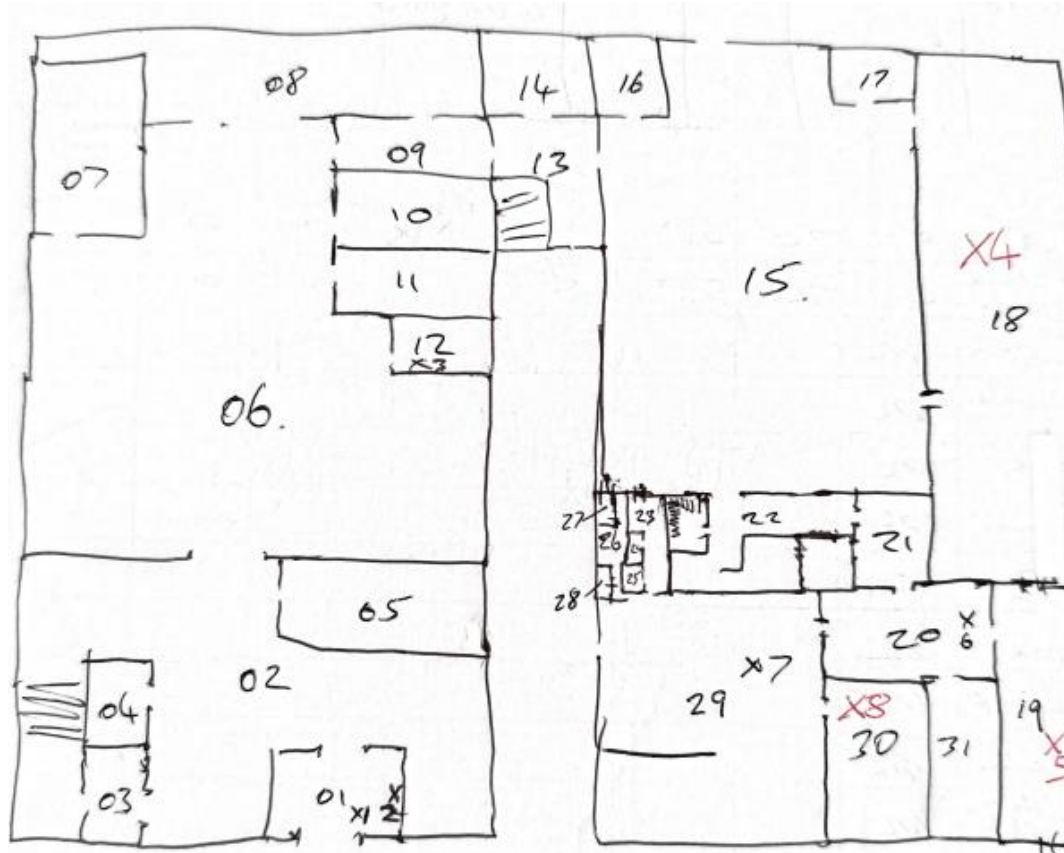
Page 1 of 1

AMJ-24-185 1008 Pollokshaws Road Glasgow Survey Report

Template Authorised by A Hunter
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APPENDIX C

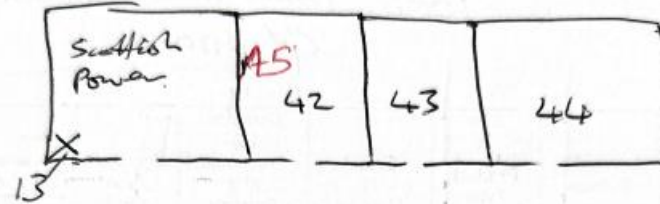
PLANS



1008 Pollokshaws Road Glasgow	
Floor level	Ground
Date	20/06/2024
Drawing ref	01
Client details:	
Kinstler Projects Ltd	
Project No: AMJ-24-185	
Drawing Legend	
x1	Positive Sample Point
A1	Associate with sample
X1	Negative Sample Point



amj asbestos ltd



1008 Pollokshaws Road
Glasgow

Floor level First

Date 20/06/2024

Drawing ref 01

Client details:

Kinstler Projects Ltd

Project No: AMJ-24-185

Drawing Legend

x1 Positive Sample Point

A1 Associate with sample

X1 Negative Sample Point