

**ASBESTOS RISK AND MANAGEMENT ASSESSMENT
REPORT**

**RELATING TO: THE FEASIBILITY FOR CONTINUED
OCCUPATIONAL USE AT BARROW MARKET**

1. Executive Summary

This report presents an independent professional assessment of the asbestos-related risks associated with the continued occupational use of Barrow Market, Meat Market, 28 Duke Street, Barrow-in-Furness, on behalf of Westmorland and Furness Council

The purpose of this review is to determine whether the Market Hall, specifically areas currently occupied by traders and visitors, specifically the Meat Hall Areas, can be safely maintained in operational use under existing conditions. The assessment considers current asbestos survey data, management arrangements, recent remediation works, ongoing building deterioration, and the practical implications of maintaining regulatory compliance in a building known to contain high-risk asbestos-containing materials (ACMs).

While appropriate asbestos registers, management plans, contractor controls, and monitoring regimes are in place and broadly align with statutory requirements, the deteriorating condition of the building — particularly ongoing roof failures and water ingress — materially increases the site's risk profile. The presence of encapsulated and residual asbestos, which is present within structural elements and more generally throughout the building, combined with progressive fabric degradation, creates a foreseeable risk of disturbance, migration, and potential exposure if not proactively addressed.

Importantly, certain areas of the premises are accessible to the general public. Although current controls are designed primarily around occupational exposure scenarios, deterioration increases the likelihood of uncontrolled incidents that could affect non-trained visitors. The risk of consequences associated with public exposure is therefore elevated.

This report therefore provides a professional opinion on the suitability of continued occupation within Meat Hall Areas (specifically impacted by the leak), identifies key risk factors affecting both short-term management and long-term viability, and outlines the level of control and intervention required to maintain safe ongoing use, and the implications associated with this. It is intended to inform the Council's strategic decision-making regarding the future occupation and management of Barrow Market.

2. Instructions and Scope

We were instructed to review all current information pertaining to the premises, documented and known through our site experience, the review of existing asbestos documentation, including material assessments, management plans, and provide commentary on the management of asbestos relating to ongoing utilisation of specific spaces of the Market used by traders, namely, The Meat Market Hall Area.

Most up-to-date information reviewed is as follows:

J42745: Barrow Market: Asbestos Reinspection survey + management plan – Undertaken Dec 2025 – Inspectas Compliance Ltd and utilising the survey as detailed below.

J162576: Barrow Market: Demolition Survey – Undertaken Aug 2025 – Scope It

Inspectas Compliance also has possession of the Corporate Asbestos Policy and Management plan, but the recommendations contained in this report relate only to this site as an individual entity for the scope of this report.

3. Property Description

Barrow Market comprises a commercial building constructed circa 1970-1971, with multi-occupancy typical of commercial offices and market trader usage.

Buildings of this age and construction commonly contain asbestos-containing materials which were installed during construction.

High risk: Asbestos-containing materials throughout the building in varying conditions.

4. Documentation/Known Procedures Reviewed as part of this report

- Asbestos Re-Inspection + Management Plan Survey
- Asbestos Demolition Survey
- Known contractor controls procedures

5. Background

Historical records for work undertaken and relevant personnel have not been considered as part of this report.

During the period of ~ February 2024 – February 2025, extensive asbestos removal and encapsulation works were undertaken in a specific area of the market. These included areas of the ground and first floors and were linked to the ‘levelling up’ regeneration scheme to be undertaken on site. The asbestos project requirements changed towards the latter part of the project, when the direction of building use was still unknown, and asbestos removal ceased.

Multiple asbestos management and refurbishment surveys had been conducted prior to, and during this period of removal and in general, covering most parts of the building.

From August 2025 onwards, and following new proposals to demolish the site, Scope It undertook a full demolition survey of the entire site.

Further re-inspection surveys, including site-specific management plans, were conducted in December 2025 to reassess the known ACMs in situ and implement on-site management

plans. The Council noted that there may be a latency period between the Demolition Surveys being undertaken and the commencement of demolition works.

All other areas outside of those remediated by Emchia Asbestos Solutions as part of the project undertaken between 2024 and 2025 remain in situ. All areas subject to asbestos removal and/or re-encapsulation were left in a safe condition following the completion of works undertaken by Emchia Asbestos Solutions.

6. Current Asbestos Position

- Adequate and suitable asbestos registers are in place for the site. The site contains high-risk asbestos-containing materials in varying conditions throughout.
- An asbestos management plan is in place for the site.
- Access restrictions throughout the site are in place with controlled access to areas within the market for contractors, staff and anybody else who enters. Supervision by suitably trained contractors for works required is currently being implemented, where required.
- Controlled access procedures in place throughout
- Monthly air monitoring and periodic reviews are taking place, yielding no elevated readings thus far
 - A strategic monitoring plan was developed and has been and is currently being implemented throughout the Market site and units, inclusive of the Mall.
- Asbestos-containing materials in situ, which interface with current building use (meat market/hall and general access/egress), are sealed and/or contained within void areas which are inaccessible

These controls align with the Control of Asbestos Regulations 2012 for managed occupational settings. However, public access increases the consequences of any uncontrolled deterioration event.

7. Current Assessment

Current asbestos register and management plans are available in the following survey.



8. Building Condition

- The building is currently in a deteriorating condition, specifically above the Meat Market Hall area, with clear evidence of water ingress occurring through the roof structure (which houses encapsulated residual asbestos. Run-off water is currently being managed in conjunction with Licensed Asbestos Removal Contractors). Ongoing leaks are contributing to material degradation and may accelerate damage if not addressed promptly.
- The leak is causing secondary damage to areas below the first floor, which house the leak's origin.
- In addition, the presence of asbestos-containing materials has significantly restricted access to key areas of the building, thereby limiting the scope of conditional fabric surveys, electrical, mechanical, fire risk assessments, water, gas testing, etc., and statutory compliance testing. As a result, a comprehensive assessment of building services and regulatory compliance may not be possible in the current condition in all areas of the market.

8. Potential Building Degradation Impacts

It is known that water ingress occurs through the first-floor concrete soffit. With heavy rainfall, surface water runoff through the leaks increases through the building, specifically in the market areas and above the Meat Market. Areas of the soffit on the first floor have been encapsulated following asbestos removal and re-encapsulation works undertaken in 2024-2025. Beneath the encapsulation is presumed to be a residual sprayed asbestos coating, present on the soffit, soffit joints, and beams. Currently, runoff water is managed by diverting it into water tanks, which are emptied weekly by a licensed asbestos removal contractor as a precaution.

Asbestos encapsulation is not a waterproof system and will degrade over time when exposed to water and moisture. As water ingress appears to be worsening, it has impacted the secondary ceilings in occupied areas of the meat market (on the ground floor). Emergency procedures have been initiated when this occurred.

The leaking roof and water ingress have a significant risk of the following:

- Degrading encapsulated surfaces
- Water ingress worsens as roof areas degrade, becoming uncontrolled
- Has the potential to run off into adjacent areas, some of which are contaminated
- The ability to cause secondary breaches of the roof in adjacent roof areas
- Has the ability to cause flooding and water damage in areas not remediated as part of the 2045-2025 asbestos removal works
- The potential to disturb and migrate asbestos from its known location to other parts of the building, resulting in the potential for exposure

- The potential to contaminate previously remediated areas currently occupied
- Cause internal damage to finished surfaces where asbestos is presumed to be present within void areas (i.e. wall cavities.)
- Public exposure in the event of structural or ceiling and/or surface finishes

9. Other Considerations

Whilst building degradation is to be considered and its impact on asbestos-containing products, consideration also needs to be given to how asbestos-containing materials affect the ongoing management and compliance of the site. High-risk asbestos-contaminated areas of the building are widespread throughout the site. These areas include service areas, service voids, and areas throughout the building that house service and compliance equipment. Compliance testing, servicing, repairs, and maintenance of the building should be considered throughout the site, including areas with asbestos contamination and the practicalities of carrying them out. Specialist contractors are likely to be needed when scheduling these services, specifically for work in areas containing asbestos, which will almost always require facilitation by an asbestos-licensed contractor. The practicalities and reasonableness of this should be considered.

Reduced occupancy and the site's accessibility restricted to only specified personnel may also reduce the identification of emergency risks, while peak trading periods increase exposure to consequences. It is, however, acknowledged that full-time staff occupy specific areas of the Mall and Meat Market on a daily basis and may be able to detect early indications of deterioration in building materials whilst on site.

10. Compliance Commentary

Based on available documents provided and known information:

- Asbestos register is in place
- Management plan exists
- Contractor communication procedures are adequate
- Periodic inspections and monitoring are in place

Where documentation and procedures are up to date, this is consistent with regulatory expectations.

Based on the current building conditions:

- Water ingress cannot be adequately controlled
- Asbestos-containing materials have the potential to be disturbed
- Asbestos-containing materials have the ability to spread and the potential to cause exposure
- Compliance servicing and testing may be difficult in a contaminated area

11. Professional Opinion

Due to the building condition and deterioration of building fabric, the asbestos-containing materials within the building pose the potential to cause significant risk to occupiers

Management in situ is appropriate where materials are undamaged and unlikely to be disturbed. This, however, is becoming increasingly difficult due to factors outside of Westmorland and Furness's control, i.e., weather and building deterioration. Where asbestos-containing materials fall outside of the occupied areas, adequate access restrictions and controlled access are in place. This, however, is not a suitable long-term control measure and does not constitute proactive management of asbestos-containing materials.

Enhanced controls and building improvements are required immediately where foreseeable disturbance may occur. These are likely to need facilitation by specialist contractors with adequate control measures in place.

Implementation of building improvements could reduce risk considerably

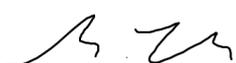
Failure to protect occupants and visitors may result in enforcement action.

In its current condition, asbestos-related risks cannot be suitably managed.

Due to the building's condition seemingly worsening (as deduced from our experience and conversations with Westmorland and Furness Council), with the roof structure continually failing and the ability to cause further structural breaches, along with the widespread presence of high-risk asbestos-containing materials throughout the building, it would be prudent to cease trading in the market hall and units contained within. We do not believe all the risks the building poses regarding asbestos can be adequately managed in its current condition without significant improvements to the building.

12. Declaration

This report has been prepared to assist Westmorland and Furness Council in their decision as to whether to keep the Market Hall occupied by market traders.

Prepared By:	
On behalf of:	
Dated: 13/02/2026	