

# Asbestos Management Survey with part Refurbishment/Demolition

Property address:

Unit 1 Ground Floor

Wellington House

Pollard Street East

Manchester,

M40 7FS



Angel Environmental Ltd ta 0800 Asbestos

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## 1.0 Executive summary:



Asbestos containing materials have been identified during the Management Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Angel Environmental Ltd ta 0800 Asbestos.

### HIGH RISK MATERIALS - SCORES 10+

**Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.**

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

### MEDIUM RISK MATERIALS - SCORES 7-9

**Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.**

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

## 1.0 Executive summary:



### LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Main building	Ground Floor	Classroom G08	Textile flashguards within fuse box	Asbestos Textiles/Paper	LOW (5)	A - Urgent Removal
Main building	Ground Floor	Classroom G08	Presumed asbestos containing electrical cables	Asbestos Textiles/Paper	LOW (5)	A - Urgent Removal
Main building	Ground Floor	Ceiling space loft G13	Presumed asbestos containing electrical cables	Asbestos Textiles/Paper	LOW (5)	A - Urgent Removal
Main building	Ground Floor	Ceiling space loft G13	Textile flashguards within fuse box	Asbestos Textiles/Paper	LOW (5)	A - Urgent Removal

## 1.0 Executive summary:



### PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building	Floor	Room/Area	Recommendation
There were no results found.			

### Building Notes:

Internal notes: N/A

External notes: Externals did not form part of this survey as unit is part of a large block of multiple units

## 2.0 Contract Review:



Name and address of site:	Unit 1 Ground Floor, Wellington House, Pollard Street East, Manchester,		
Name and address of client:	Manchester Makers Ltd, Unit 1 Ground Floor, Wellington House, Pollard Street East, Manchester,		
Client contact:	Mike		
Type of survey:	Management Survey with part Refurbishment/Demolition (MA only)		
Date of survey:	26 Nov 2019		
Report Revision Number:	1		
TEAMS internal job number:	J014927		
Lead surveyor[s]:	Richard Watson	Signature:	<i>R. Watson</i>
Technically reviewed by:	Joe Bird	Signature:	<i>Joe Bird</i>
Report issue date:	2 Dec 2019		

## 3.0 Introduction/Objectives:



Angel Environmental Ltd ta 0800 Asbestos Ltd received an order of confirmation to undertake a Management with part Refurbishment/Demolition Survey from Manchester Makers Ltd. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Management with part Refurbishment/Demolition Survey of:

Unit 1 Ground Floor  
Wellington House  
Pollard Street East  
Manchester,  
M40 7FS

The survey was carried out by Richard Watson.

The Type of survey selected / requested by the client was a Management with part Refurbishment/Demolition Survey.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises and provide information for contractors undertaking work in the targeted refurbishment areas.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

### **3.1 Purpose of Survey**

The purpose of this Management with part Refurbishment/Demolition Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

The refurbishment element of the survey is to locate, prior to refurbishment works being undertaken, all ACM's within the fabric of the building within the following areas:  
[ LIST OR AS MARKED ON PLAN NUMBER, revision \*\*]

### **3.2 Aim of Survey**

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

4. Locate all ACM's within the fabric of the building to the targeted refurbishment areas.

## 3.0 Introduction/Objectives(Cont): - Type of Survey



### 3.3 Type of Survey – Management with part Refurbishment/Demolition Survey

This management element of the survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

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.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

The purpose of the refurbishment element of this survey is to help the duty holder identify asbestos in these areas prior to major refurbishment. Provides sufficient information to help the tendering process for removal works prior to any works starting, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend that the appointed removal contractor should attend site themselves to confirm the quantities and location of asbestos to be removed prior to costings.

Refurbishment surveys are intended to locate all asbestos within the the scope of this refurbishment survey.

It is disruptive and fully intrusive involving destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceiling, cladding, boxings as necessary in order to gain access to all areas include the inner fabric of the building.

This survey involved sampling and analysis to confirm the presence or absence of asbestos, however presumptions may also have been used within this report to presume the presence of ACM's.

## 4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by Angel Environmental Ltd to 0800 Asbestos in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Mike on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

Unit 1 Ground Floor  
Wellington House  
Pollard Street East  
Manchester,  
M40 7FS

The 'Asbestos Management Survey with part Refurbishment/Demolition' was carried out to Main building , Entrance lobby, Toilet (not currently a toilet), Woody dusty, CNC and wood lathe, Snackspace, Member storage, Main area, Classroom, Large projects, Photo cave, Green room, Spider bog, Ceiling space loft, Visual arts, Grinding area, Welding.

The following areas were excluded from the 'Asbestos Management Survey with part Refurbishment/Demolition': None.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawing were not provided by the client at the time of the survey.

## 5.0 Survey Method



**5.1** This survey has been undertaken in accordance with HSG264 and Angel Environmental Ltd ta 0800 Asbestos in house procedures.

**5.2** Clients of Angel Environmental Ltd ta 0800 Asbestos that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

**5.3** The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

**5.4** Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

**5.5** All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

**5.6** Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

**5.7** Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

**5.8** The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

**5.9** Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

**5.10** Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

**5.11** Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

**5.12** Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

## 6.0 Exclusions and Caveats:



**6.1** For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

## 7.0 Sampling and Analysis:



**7.1** The object of bulk sampling is to identify the nature and extent of any visible ACM.

**7.2** Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

**7.3** Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

**7.4** The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

**7.5** Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Angel Environmental Ltd ta 0800 Asbestos documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

**7.6** The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

### Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

## 8.0 Survey Results - Interpretation:



### Survey Results

**8.1** The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

**8.2** Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

## 8.0 Survey Results - Interpretation (cont):



### Material Risk Assessment Algorithm

#### Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

#### Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

#### Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

#### Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

**Material Risk Assessment Score**

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

## 9.0 Recommendations:



**9.1** To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

**9.2** Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

**9.3** The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

**9.4** Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

**9.5** Instigate regular inspections, to record and update details of retained asbestos containing materials.

**9.6** Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

**9.7** During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

**9.8** Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

**9.9** If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

**9.10** All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

**9.11** Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

**9.12** In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

### Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

### Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

### Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

**9.13** It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

**9.14** The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

# Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Main building	Ground Floor	Classroom G08, Textile flashguards within fuse box	S AC001084	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	8no.	Usually inaccessible or unlikely to be disturbed	5	A - Urgent Removal	N/A
Main building	Ground Floor	Classroom G08, Presumed asbestos containing electrical cables	P Visual	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	11m	Usually inaccessible or unlikely to be disturbed	5	A - Urgent Removal	Cannot sample as many still be live. presumed also within trunking within the room
Main building	Ground Floor	Ceiling space loft G13, Presumed asbestos containing electrical cables	P Visual	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	1m	Usually inaccessible or unlikely to be disturbed	5	A - Urgent Removal	Cannot sample as many still be live. presumed also within trunking within the room
Main building	Ground Floor	Ceiling space loft G13, Textile flashguards within fuse box	SP As AC001084	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	6no.	Usually inaccessible or unlikely to be disturbed	5	A - Urgent Removal	N/A

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 2 – Survey Data Sheets



<b>Service Type</b>	Management Survey with part Refurbishment/Demolition		
<b>Report Revision Number</b>	1	<b>Surveyors</b>	Richard Watson
<b>TEAMS Job Number</b>	J014927	<b>Survey Date</b>	26 Nov 2019 to 27 Nov 2019
<b>Site Address:</b>	Unit 1 Ground Floor Wellington House Pollard Street East Manchester, M40 7FS	<b>Bulk Analysis Laboratory</b>	N/A
		<b>Sample Analysis Date</b>	29 Nov 2019

Survey Data Sheets



	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis		
	26 Nov 2019 to 27 Nov 2019		Richard Watson		Management Survey with part Refurbishment/Demolition		Ground Floor		No asbestos detected		
	Building		Room		Item		Quantity				
	Main building		Entrance lobby G01		No suspect materials found		0				
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility		
	Visual (P)		N/A		N/A		N/A		N/A		
	Material Risk Score										
	N/A										
	Recommended action		No further action required								
	Surveyor comments		N/A								

	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis		
	26 Nov 2019 to 27 Nov 2019		Richard Watson		Management Survey with part Refurbishment/Demolition		Ground Floor		No asbestos detected		
	Building		Room		Item		Quantity				
	Main building		Toilet (not currently a toilet) G02		No suspect materials found		0				
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility		
	Visual (P)		N/A		N/A		N/A		N/A		
	Material Risk Score										
	N/A										
	Recommended action		No further action required								
	Surveyor comments		N/A								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>	
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>		
	Main building	Woody dusty G03	No suspect materials found	0		
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>	
	Visual (P)	N/A	N/A	N/A	N/A	
	<b>Material Risk Score</b>					
	N/A					
	<b>Recommended action</b>	No further action required				
	<b>Surveyor comments</b>	N/A				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>	
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>		
	Main building	CNC and wood lathe G04	No suspect materials found	0		
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>	
	Visual (P)	N/A	N/A	N/A	N/A	
	<b>Material Risk Score</b>					
	N/A					
	<b>Recommended action</b>	No further action required				
	<b>Surveyor comments</b>	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Main building	Snackspace G05	No suspect materials found	0	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P)	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>				
	N/A				
	<b>Recommended action</b>	No further action required			
	<b>Surveyor comments</b>	N/A			

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Main building	Member storage G06	No suspect materials found	0	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P)	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>				
	N/A				
	<b>Recommended action</b>	No further action required			
	<b>Surveyor comments</b>	N/A			

**KEY:**

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	Building	Room	Item	Quantity	
	Main building	Main area G07	No suspect materials found	0	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main building	Classroom G08	Textile flashguards within fuse box	8no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC001084 (S)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
	5				
Recommended action	A - Urgent Removal				
Surveyor comments	N/A				

**KEY:**

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Main building	Classroom G08	Presumed asbestos containing electrical cables	11m	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>				
5					
<b>Recommended action</b>	A - Urgent Removal				
<b>Surveyor comments</b>	Cannot sample as many still be live. presumed also within trunking within the room				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Main building	Large projects G09	No suspect materials found	0	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P)	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>				
N/A					
<b>Recommended action</b>	No further action required				
<b>Surveyor comments</b>	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>	
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>		
	Main building	Photo cave G10	No suspect materials found	0		
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>	
	Visual (P)	N/A	N/A	N/A	N/A	
	<b>Material Risk Score</b>					
	N/A					
	<b>Recommended action</b>	No further action required				
	<b>Surveyor comments</b>	N/A				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>	
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>		
	Main building	Green room G11	Textile electrical cables	11m		
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>	
	AC001085 (S)	N/A	N/A	N/A	N/A	
	<b>Material Risk Score</b>					
	N/A					
	<b>Recommended action</b>	No further action required				
	<b>Surveyor comments</b>	redundant old electrics, all old electrics found throughout the building should be presumed to be the same if visually similar				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	Building	Room	Item	Quantity	
	Main building	Spider bog G12	No suspect materials found	0	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main building	Ceiling space loft G13	Presumed asbestos containing electrical cables	1m	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
	5				
Recommended action	A - Urgent Removal				
Surveyor comments	Cannot sample as many still be live. presumed also within trunking within the room				

**KEY:**

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Main building	Ceiling space loft G13	Textile flashguards within fuse box	6no.	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As AC001084 (SP)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>				
5					
<b>Recommended action</b>	A - Urgent Removal				
<b>Surveyor comments</b>	N/A				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Main building	Visual arts G14	No suspect materials found	0	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P)	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>				
N/A					
<b>Recommended action</b>	No further action required				
<b>Surveyor comments</b>	N/A				

**KEY:**

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	Building	Room	Item	Quantity	
	Main building	Grinding area G15	No suspect materials found	0	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	Recommended action	No further action required			
	Surveyor comments	N/A			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	26 Nov 2019 to 27 Nov 2019	Richard Watson	Management Survey with part Refurbishment/Demolition	Ground Floor	No asbestos detected
	Building	Room	Item	Quantity	
	Main building	Welding G16	No suspect materials found	0	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	Recommended action	No further action required			
	Surveyor comments	N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 3 - Areas Surveyed



Building	Floor	Room No:	Room Type	Item
Main building	Ground Floor	G01	Entrance lobby	Concrete ceiling, brick walls, carpet on concrete floor, metal pipework
Main building	Ground Floor	G02	Toilet (not currently a toilet)	Concrete ceiling, brick, plasterboard and block walls, concrete floor,
Main building	Ground Floor	G03	Woody dusty	Concrete ceiling, brick, plasterboard and block walls, concrete floor, metal pipework
Main building	Ground Floor	G04	CNC and wood lathe	Concrete ceiling, brick, timber and block walls, concrete floor, metal pipework
Main building	Ground Floor	G05	Snackspace	Concrete ceiling, brick, plasterboard and block walls, concrete floor,
Main building	Ground Floor	G06	Member storage	Concrete ceiling, brick and block walls, concrete floor, metal pipework
Main building	Ground Floor	G07	Main area	Concrete ceiling, brick, plasterboard, timber and block walls, concrete floor, metal pipework, timber blanking panels to ceiling penetrations
Main building	Ground Floor	G08	Classroom	Concrete ceiling, brick, plasterboard, timber and block walls, concrete floor, metal pipework, timber blanking panels to ceiling penetrations
Main building	Ground Floor	G09	Large projects	Concrete ceiling with a suspended plasterboard ceiling below, block walls, concrete floor, metal pipework
Main building	Ground Floor	G10	Photo cave	Concrete ceiling, brick walls, concrete floor, metal ductwork
Main building	Ground Floor	G11	Green room	Concrete ceiling with suspended plasterboard ceiling, brick and plasterboard walls, concrete floor, metal ductwork
Main building	Ground Floor	G12	Spider bog	plasterboard ceiling, brick and timber walls, concrete floor,
Main building	Ground Floor	G13	Ceiling space loft	Concrete ceiling, brick, plasterboard, timber and block walls, concrete floor, metal pipework, timber blanking panels to ceiling penetrations
Main building	Ground Floor	G14	Visual arts	Concrete ceiling, brick, plasterboard, timber and block walls, concrete floor, metal pipework, mmmf insulation
Main building	Ground Floor	G15	Grinding area	Concrete ceiling, brick and block walls, concrete floor, metal pipework, lift is not in use by this unit

# Appendix 3 - Areas Surveyed (cont)



Building	Floor	Room No:	Room Type	Item
Main building	Ground Floor	G16	Welding	Concrete ceiling, brick, plasterboard and block walls, concrete floor, metal pipework

# Appendix 4 – Analysis Certificates



**ASBESTOS FIBRE IDENTIFICATION REPORT.**

Report/Job No: J089093

Final Issue Date: 29/11/2019



Private & Confidential:  
Angel Environmental Ltd  
Point North  
Park Plaza  
Hayes Heath  
Cannock  
Staffs  
WS12 2DF

Premises Of Sample Origin:  
Unit 1 Ground Floor  
Wellington House  
Pollard Street East  
Manchester,  
M40 7FS  
J014927

Millers Barn  
The Warren Estate  
Lordship Road  
Writtle  
Chelmsford  
Essex  
CM1 3WT  
Tel: 01245 422800  
Fax: 01245 422501  
info@cavendishlaboratories.com

Name of analyst: Philip Mumford  
Date of sample receipt: 29/11/2019

Sampled by: Client  
Date of analysis: 29/11/2019

**Results:**

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS250118	AC001084 - Ground Floor, Classroom, Textile flashguards within fuse box	Chrysotile	Textile / gasket
BS250119	AC001085 - Ground Floor, Green room, Textile electrical cables	No Asbestos Detected	Textiles/Paper

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"

Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

**Method Statement and Disclaimers:**

The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.

Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.

Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.

The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service.

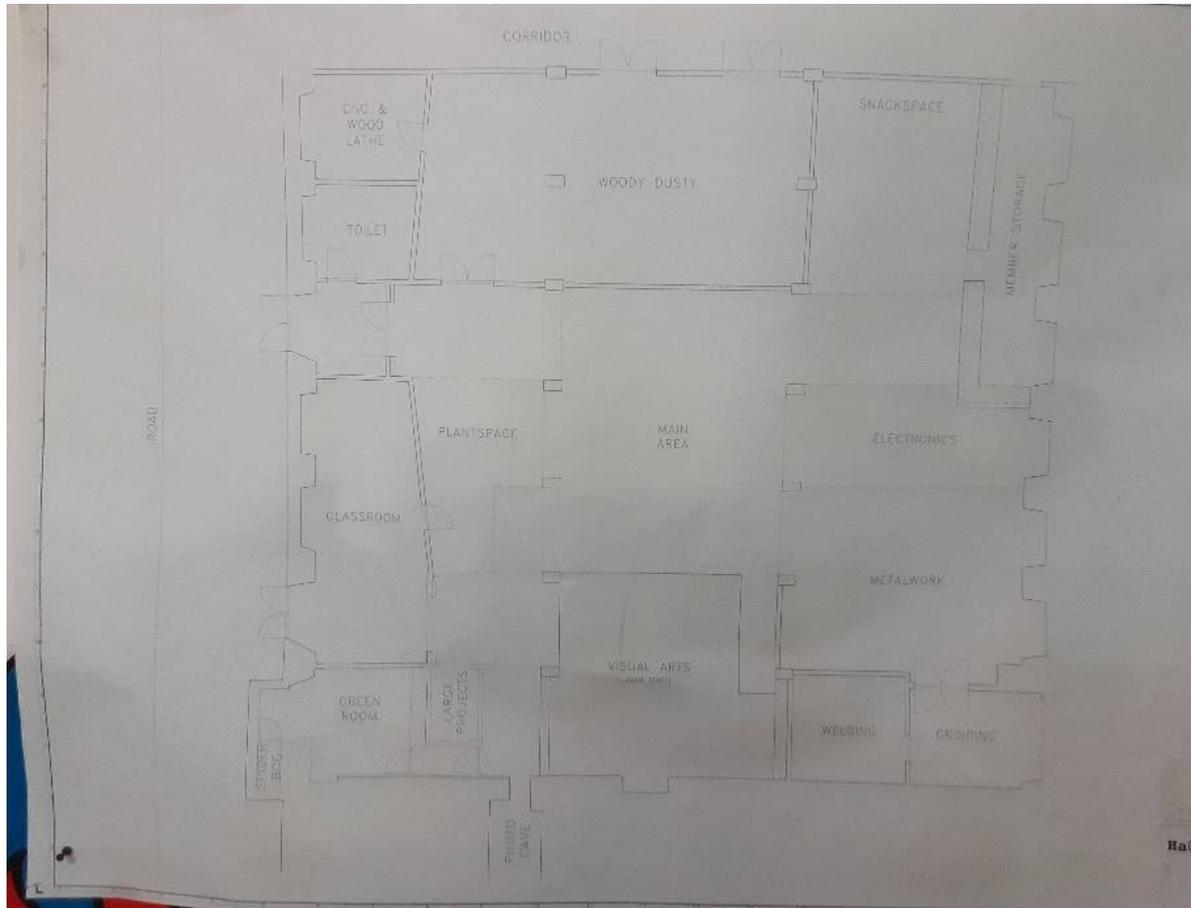
Authorised Signatory:

Paul Jarvis FA004-11 (5/12/13)



# Appendix 5 – Plans





**Plan Key:**



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Manchester Makers Ltd

Site: Unit 1 Ground Floor

Floor: Ground Floor

UPRN No: N/A

