

Client: Northern Group
Jactin House
24 Hood Street
Ancoats Urban Village
Manchester
M4 6WX

Lead Surveyor: John Shirley
Assistant Surveyor(s): N/A
Date(s) of Survey: 14/02/2018
Report Reference: CH/18/2/484/LW
Date Report Issued: 13th March 2018
Purpose of Survey:

| | |
|-------------------|----------|
| Management | X |
| Refurbishment | |
| Demolition | |

(Refer to Section 2.2 of this report for clarification)

Report on Survey of Asbestos Materials At

**Wellington House
Pollard Street East
Manchester
M40 7FS**



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1.0 COMPLIANCE and EXECUTIVE SUMMARY

1.1 Statement of Conformity

1.1.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

Signed:  **Name (print):** J. Shirley

Position: Lead Surveyor **Date:** 6th March 2018

The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd cannot accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

Signed:  **Name (print):** A. Linfoot

Position: Quality Administration Manager **Date:** 13 March 2018.

1.1.2 Confidentiality

The content of this report is deemed to be in confidence between APEC Environmental Ltd and the instructing client. APEC will not release additional copies of this report to other parties without written permission from the client or his representative.

1.2 Executive Summary

- This executive summary is intended to give an ‘at a glance’ indication of the ACMs identified and the basic remedial actions recommended
- Reference should be made to Section 5.0 for more detailed information regarding the materials identified and full recommendations
- Refer should be made to Section 3.3 regarding the limits of inspection for the individual survey types
- The recommendations within this summary are intended as a guide only, and the client should carry out a priority assessment to allow effective programming of remedial works.

1.2.1 ACMs Identified During Survey

The following ACMs were identified during survey of these premises:

| Location (Refer to Asbestos Register - Section 5.1) | ACM Type | Condition | Recommendation |
|--|---|------------------|---|
| Ground Floor Communal Areas | | | |
| Ex 1 Ground Floor External Canopy to Loading Area Rear Wall /Up-stands | Cement Materials | Fair | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| Ex.1 Ground Floor External Canopy Loading Area Roof | Cement Materials | Fair | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| G.01 Ground Floor - Goods Lift Lobby Roof | Cement Materials | Fair | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| G.05 Ground Floor Circulation Area / Stairwell | Vinyl Floor Tiles and Bitumen Adhesive | Fair | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| First Floor Communal Areas | | | |
| 1.01 First Floor Circ Area / Stairwell | Vinyl Floor Tiles and Bitumen Adhesive | Fair | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| 1.07 First Floor Redundant Toilet Cisterns | Thermoplastic | Good | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| Second Floor Communal Areas | | | |
| 2.01 2nd Floor Circ Area / Stairwell | Vinyl Floor Tiles and Bitumen Adhesive | Fair | Manage & Review OR Remove & Dispose Refer to Section 5.2 |
| Fourth Floor Communal Areas | | | |
| 4.01 4 th Floor Goods Lift Lobby Northern roof lights (Presumed No Safe Access) | Presumed woven rope to glazing bars | Good | Manage & Review Refer to Section 5.2 |

| Location (Refer to Asbestos Register - Section 5.1) | ACM Type | Condition | Recommendation |
|--|---------------------------------------|-----------|--|
| Fourth Floor Communal Areas | | | |
| 4.01 4 th Floor Goods Lift Lobby 4.02 Corridor to Units 40-47 - Corrugated Cement Roof Sheets Covered (Encapsulated) with a Spray Foam Insulation | Cement Materials (Encapsulated) | Good | Manage & Review Refer to Section 5.2 |
| ROOF IS OVERCLAD WITH BOX PROFILE METAL SHEETING | | | |

Notes:

- Management – continue to monitor this material by way of an Asbestos Management Plan
- Encapsulate / Repair – programme for encapsulation or repair
- Restrict Access – prevent any uncontrolled access to the area pending remedial works
- Remove – programme for removal (repair is not deemed possible)
- Decontaminate – programme for decontamination of the area

1.2.2 Areas Not Accessed During Survey

With the exception of those areas not covered by the survey, or where ‘no access’ was agreed with the client at the planning stage, it is considered that all areas were adequately accessed with the exception of the following;

| Location/Item | Reason for non-access | Client Agreed (Y/N) |
|--|-----------------------|---------------------|
| It is considered that all areas were fully accessed within remit of this survey. | | |

Where a room, area or item of equipment is identified as not accessed, it should be presumed that ACMs will be present unless observations made elsewhere in this report indicate otherwise.

1.2.3 Electrical Services

Where wall mounted fuse boxes and various other electrical items of equipment were present, no internal access was made to these items, unless a Refurbishment or Demolition survey was instructed and the services of a qualified electrical contractor were provided by APEC or the client.

For the purposes of a Management Survey it was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

2.0 INTRODUCTION

2.1 APEC Environmental Limited were instructed by Phil Webster for Northern Group, to undertake a representative survey of asbestos materials present at;

Wellington House, Pollard Street East, Manchester, M40 7FS

2.2 Scope of Survey

Survey requested as defined in HSG 264 'Asbestos: The Survey Guide' issued by the Health and Safety Executive was as follows:

| Survey Type | Survey Extent / Locations |
|---------------|---------------------------|
| Management | Communal Areas Only |
| Refurbishment | Not Requested |
| Demolition | Not Requested |

2.3 This report is issued for the sole use of the client as indicated in 2.1 above, and should only be used for the intended purpose (i.e. Management, Refurbishment, Demolition or a combination of the same). The client should read the report in its entirety as soon as possible and if any errors or omissions are believed to be present in the report, APEC should be contacted immediately so that these can be clarified or rectified as necessary.

2.4 The objectives of the survey and report are to:

- a) Identify those areas of the above site where asbestos is present;
- b) Identify the type and extent of asbestos material present;
- c) Comment on the condition of asbestos materials identified;
- d) Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 2012.

2.5 Changes to this Report

The following changes and amendments have been made to this report since the original issue date (refer to front cover):

| Date Report Re-Issued | Amended By | Details of Amendments Made |
|-----------------------|------------|----------------------------|
| - | - | - |

2.6 APEC Environmental holds UKAS inspection body accreditation to ISO 17020 in relation to surveying for asbestos in premises and also testing accreditation to ISO 17025 for sampling and analysis of suspect asbestos-containing materials. Copies of in-house methods employed during surveying, bulk sampling and analysis are available upon request, along with our UKAS accreditation schedules.

2.7 All survey, inspection, testing and analysis is undertaken with reference to our standard Terms and Conditions, additional copies of which are available upon request.

- 2.8 Where a client has not provided clear and accurate site plans for use by our surveyors during survey, we will make sketch plans on site to accompany this report. If no plans were provided, or where plans have been provided which do not show the full scope of the area to be surveyed, this may affect the accuracy of the survey works on site and as a result APEC accepts no liability for omissions, exclusions or inaccuracies in the content of this report relating to areas which were not clearly identified for survey to us, and which are not reproduced in the site plans appended to this report.

3.0 SITE SURVEY AND RESULTS

3.1 Survey Protocols

Survey was undertaken with reference to guidance contained in HSG 264, 'Asbestos: The Survey Guide', published by the Health and Safety Executive in April 2012. Survey protocols and methods adopted by our surveyors are detailed in APEC Environmental's in house method QCRF2 Methods Manual, Section OH5, an uncontrolled copy of which is available on request.

- **Management Survey** - this type of survey involves visual inspection of all accessible areas of the area to be surveyed, with all suspect asbestos-containing materials being recorded and presumed as containing asbestos. This type of survey is intended to provide sufficient information to allow the client or dutyholder to comply with their requirements under regulation 4 of CAR 2012, as part of an overall Asbestos Management Plan.
- **Refurbishment Survey** – if any refurbishment works are planned in a premises (whether localised or overall), then a refurbishment survey should be carried out prior to these works. In addition to the level of inspection for a Management Survey, intrusive or destructive access will be carried out in areas where refurbishment is to be undertaken. It may be necessary to have assistance from other trades during this type of survey to ensure all necessary areas are adequately inspected.
- **Demolition Survey** – this survey is similar to a Refurbishment Survey, although it would work on the assumption that all of the premises or defined areas of the premises are to be completely demolished. For this type of survey, all voids, cavities and concealed areas will be accessed as far as reasonably practicable. This type of survey will almost certainly require assistance from other trades for mechanical opening up, electrical inspection, and disconnection of gas and water systems.

In reality, any combination of the survey types may be needed for any particular premises, and this should have been identified and discussed with APEC at the survey planning stage.

Refurbishment and Demolition Surveys can only reasonably be undertaken in areas that have been fully vacated prior to inspection. It should be pointed out that whilst every endeavour has been made during survey to identify all ACMs within the remit of the survey type requested, some materials may remain hidden that cannot reasonably be accessed until such time as demolition takes place.

Where Refurbishment Survey has been carried out, or where a Demolition Survey has been undertaken in an area which may remain in use for a period of time after the survey, we have carried out reassurance air monitoring and all bulk debris has been removed. Unless otherwise agreed at the survey planning stage, 'making good' is limited to that considered necessary on Health and Safety grounds and no cosmetic repairs have been made.

3.2 Restriction on Use of Survey Results

- If a **Management Survey** has been requested, the information contained within this report must not be used to plan refurbishment or demolition works. Additional specific survey should be carried out prior to any such works. The Management Survey does allow for routine maintenance activities, but does not cover more significant planned works.
- A **Refurbishment** or **Demolition** survey should always be undertaken prior to carrying out any maintenance, refurbishment or demolition works to a premises or area.
- The quantities of asbestos containing materials indicated in this report are approximations based on our surveyors' observations at the time of survey. If the results of the survey contained in this report are to be used to price or specify asbestos remedial or removal works, it is the responsibility of the asbestos removal or demolition contractor pricing any such works to ensure that they have adequately quantified the works prior to submitting prices to the client. This can only be done by means of a site visit and APEC Environmental can accept no responsibility for pricing or other inaccuracies resulting from incorrect use of the information within this report.
- Where major asbestos removal works are planned, we strongly recommend that a separate specification of works should be used for this purpose.

3.3 Limits of Inspection

- If a **Management Survey** was instructed, no destructive internal access was made to partition walls, internal to doors, concealed bulkheads or risers. Inspection was made into wall, floor and ceiling voids and ducts provided non-destructive access was available.
- If a **Refurbishment Survey** was instructed, some destructive and intrusive access may have been carried out, if this was considered necessary to provide sufficient information for the planned works to proceed. Where intrusive access was undertaken, this was targeted to those areas where we were informed that refurbishment works were planned. The inspection in these areas will have taken into account the nature of the planned works.
- If a **Demolition Survey** was instructed, it has been assumed that the premises to be surveyed will be demolished entirely and the survey will have included for complete intrusive access into all structures within the limits of structural integrity.

3.4 Representative Bulk Sampling

All bulk samples were taken in accordance with documented in-house method QCRF2, OH3, which is based on procedures and protocols outlined in HSG 248 and HSG 264.

Any deviations from those methods as described in QCRF2, OH3, HSG248 and HSG264 are detailed below.

| Material sampled | Details of Sampling strategy adopted | Client Agreed (Y/N) |
|------------------|--------------------------------------|---------------------|
| - | - | - |

Where a homogenous asbestos-containing material appears widespread throughout a property, samples may only have been taken in a few representative locations, with the remaining materials indicated as '**strongly presumed**' to contain asbestos as indicated in HSG 264. For Management Surveys in particular, this strategy is adopted to minimise the disturbance to asbestos-containing materials.

All samples taken on site by the surveyor are 'double bagged' in self-seal sample bags, labelled with the sample number, for transfer to the laboratory.

3.5 Analytical Techniques

Bulk samples are analysed for asbestos content by polarised light microscopy, using the dispersion staining technique as recommended in HSG 248. APEC Environmental takes part in the 'AIMS', externally administered quality control scheme for identification of asbestos in bulk samples, and maintains a 'Satisfactory' classification.

Wherever a sample result is reported within the register or on the Confirmation of Analysis Report as 'No Asbestos Detected' this result relates only to the sample analysed, and should be taken to mean 'No Asbestos Detected in Sample'.

3.6 Results

Observations made during survey are presented in Sections 4 and 5 of this report, along with an Asbestos Register and more detailed recommendations.

A Confirmation of Analysis Report for the bulk samples taken is presented in the Appendix Section to this report, along with site plans indicating sample locations and any photographs taken.

3.7 References

The following Health and Safety Executive and other relevant publications have been referenced in carrying out this survey and compiling the recommendations within the report.

- The Health and Safety at Work etc. Act 1974;
- The Control of Asbestos Regulations 2012;
- The Hazardous Waste Regulations 2005 (amendment 2009);
- ACoP and Guidance L143, Managing and working with asbestos;
- HSG 264, 'Asbestos: The Survey Guide';
- HSG 227, A comprehensive guide to managing asbestos in premises;
- HSG 248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures;

3.8 Definitions and Glossary of Terms

In compiling this report a number of abbreviations and technical terms may have been used. The following is a glossary of the most commonly used of these terms:

AIB – Asbestos insulating board;

ACM(s) – asbestos-containing material(s);

Encapsulation – sealing the surface of the ACM;

Encapsulant – proprietary, paintable sealant;

Protection – physical protection to exposed materials (metal cladding or similar);

Safe working procedure – written method specifying the controls to be applied during works on or near ACM's;

Licensed asbestos removal contractor – contractor approved by the HSE to remove ACM's;

Homogenous – materials of an even and consistent composition;

Suitable controlled conditions – works carried out under a safe working procedure or within an appropriate working enclosure;

Method statement – written method submitted to the HSE by a contractor prior to start of works;

Supalux – trade name for insulation board containing vermiculite and organic fibre;

Artex – trade name for textured decorative coating;

Mineralite – trade name for ceiling tiles containing man made mineral fibre;

Diatomaceous earth – older form of insulation containing asbestos organic fibre, straw and fine soil;

Galbestos – galvanised profiled metal construction sheets with a bitumen coating containing asbestos;

Verge edging/under cloak – edge support strip for roof tiles at a gable end;

Thermoset plastic – hard set, high-density composite plastic;

Fibreboard – low-density board, usually comprised of organic fibre;

MMMF – machine-made mineral fibre.

4.0 GENERAL SITE OVERVIEW

4.1 Property Description

Brick built four storey former mill building.

4.2 Building or Premises Structure

i) Externally:

Walls – Brick / Stone sills / Dressed stone headers / Stone pediment wall.

Roof – Pitched box profile metal over cladding to Corrugated Cement Roof Sheets

Soffits – N/A

Fascias – Cement Up-stands to Canopy

Canopies – Steel framed / Corrugated cement roof

Doors – Timber / Northern roof light.

Windows – Timber / Northern roof light (Over clad with Box Profile Metal)

Flues / Chimney – Not accessed.

Pipework / Plant – Not accessed.

Rainwater goods – Plastic / Cast.

Verge edging – Brick.

DPC – None noted.

Outbuildings – None noted

Other Information – None noted.

ii) Internally:

Walls & Partitions – Solid / Cement / Partition / Plasterboard / Textured coating / Timber.

Service Risers / Panels – Timber

Ceilings – Fixed / Cement / Suspended / Plasterboard / Textured coating.

Ceiling voids – N/A

Loft spaces – N/A

Fire breaks – N/A

Cladding – Timber

Floors & Coverings – Concrete / Vinyl floor tiles / Ceramic.

Floor ducts – N/A

Doors & Panels – Timber / Steel / Roller Shutters

Windows – Metal / Timber

Windowsills – Brick / Timber

Other Information – None noted.

4.3 **Mechanical Services**

Boiler / Heating – Radiators

Boiler Insulation – N/A

Calorifiers – N/A

Pipework & Insulation – Un-lagged

Residual Insulations & Debris – N/A

Gaskets – N/A

Flues – N/A

Fuel / Water Tanks – N/A

WC facilities – Ceramic / Asbestos Based Thermoplastic

Sink units – Ceramic / Metal – Bitumen Sink Pad

Bath panel – N/A

Fridges – N/A

Ventilation ducts – N/A

Friction linings – Not Accessed Live at Time Survey

Other information – None noted.

4.4 **Electrical services (refer to Section 5.2.2)**

Fuse and switch boxes – Modern RCD Distribution Boards and Fuse Boxes

Light units – Modern

Electrical equipment – N/A

Other information – None noted.

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

Notes (Refer to table headings):-

- 1) Survey Type: **MS** – Management Survey, **RS** – Refurbishment Survey, **DS** – Demolition Survey, **RI** – Re-inspection only.
- 2) Refer to bulk sample analysis record.
- 3) Analysis Level; **C** – Confirmed by analysis, **P** – Presumed, **SP** – Strongly Presumed.
- 4) Quantity is expressed as **area (m²)**, **volume (m³)**, **length (m)** or **number of items** as appropriate. All quantities given are approximate.
- 5) Access - **Low** – difficult to reach, **Medium** – some effort required to reach (ladder etc), **High** – within easy reach.
- 6) Risk category is as defined in Section 5 of this report, and is based on the risk material risk assessment algorithm detailed in HSG 264: Abbreviations – **M** = Product Type, **D** = Damage, **S** = Surface Treatment, **A** = Asbestos Type.
- 7) Suggested reinspection frequency as part of a Management Plan.

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ |
|--|-----------------------------|--|----------------|-------------------------------|--------------------------------|-----------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|--------------------------------------|
| | | | | | | | | | M | D | S | A | Total | |
| External | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| Other information – No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | | |
| G.01 Ground Floor Goods Lift Lobby | MS | Roof – Corrugated cement | 18/2/B/14/JPS1 | Chrysotile | C | 16m ² | Medium | Fair | 1 | 1 | 1 | 1 | 4 | Refer to Section 5.2 |
| Other information – Brick and block walls, circular cast metal column, timber roof, joints and trusses, unlagged sprinkler pipework, high level metal enclosure housing electric meters and RCD distribution board, metal clad goods lift, brick lift shaft, reinforced concrete door, render, metal concertina lift door. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | | |
| G.02 Ground Floor Loading Area | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| Other information – Timber vehicular access doors, hard board, transom panel, brick and block walls, steel beams reinforced concrete ceiling, concrete floor, unlagged pipework, high level redundant reznor warm air heater – NVSACMs, steel door and roller shutter to units. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | | |

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ | |
|--|-----------------------------|---|-----------------------------------|-------------------------------|--------------------------------|------------------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|--------------------------------------|---|
| | | | | | | | | | M | D | S | A | Total | | |
| Ex.1 Ground Floor External Canopy Loading Area | MS | Rear wall upstands – Cement board | 18/2/B/14/JPS2 | Chrysotile | C | 2 x 6 lm 22m ² | High | Fair | 1 | 1 | 1 | 1 | 4 | Refer to Section 5.2 | |
| | | Roof – Corrugated cement (as G.01 Ground Floor Goods Lift Lobby) | Refer to Sample 18/2/B/14/JPS1 | Chrysotile | SP | 60m ² | High | Fair | 1 | 1 | 1 | 1 | 4 | Refer to Section 5.2 | |
| | | Other information – Steel framed canopy to ground floor loading area. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |
| G.03 Ground Floor Rear Staircase | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Other information – Brick walls, concrete stairs, landings, reinforced concrete ceiling, timber windows, brick sills. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |
| G.04 Ground Floor Entrance Lobby | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Other information – Metal doors. Brick and plasterboard walls, woodchip paper, plasterboard suspended ceiling covered with polystyrene tiles, modern vinyl floor covering, timber riser housing unlagged mains water supply, timber access door to ceiling void, open void – unlagged pipework, concrete ceiling. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |
| G.05 Ground Floor circ/ Stairwell | MS | Walls – Textured coating | 18/2/B/14/JPS3 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - | |
| | | Floor – Vinyl floor tiles and bitumen adhesive | 18/2/B/14/JPS4 | Chrysotile | C | 10m ² | High | Fair | 1 | 1 | 1 | 1 | 4 | Refer to Section 5.2 | |
| | | Stair treads –Vinyl floor covering and bitumen adhesive | 18/2/B/14/JPS5 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - | - |
| | | Stair treads – Vinyl nosing | 18/2/B/14/JPS6 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick walls, concrete floor vinyl floor tiles, timber and plasterboard riser housing unlagged sprinkler main, plasterboard ceilings, unlagged sprinkler pipework. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ |
|---|--------------------------|--|--------------------------------|----------------------------|-----------------------------|-----------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|-----------------------------------|
| | | | | | | | | | M | D | S | A | Total | |
| G.06 Night Club/ Rear Corridor | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick plaster walls, plasterboard partitions, timber and glass panel doors, unlagged sprinkler pipework and modern RCD fuse boxes. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.01 First Floor Circ Area | MS | Walls – Textured coating (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS3 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - |
| | | Floor – Vinyl floor tiles and bitumen adhesive (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS4 | Chrysotile | SP | 10m ² | High | Fair | 1 | 1 | 1 | 1 | 4 | Refer to Section 5.2 |
| | | Stair treads – Vinyl floor covering and bitumen adhesive (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS5 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - |
| | | Stair treads – Vinyl nosing (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS6 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick walls, brick sills, timber windows, concrete floor, ceiling, unlagged sprinkler main steel and timber doors. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.02 Goods Lift Corridor | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | |
| | | Other information – Brick walls, concrete floor, brick and plaster covered vaulted ceiling, steel fire doors, wall mounted modern merlin gerin RCD distribution board, metal goods lift, brick lift shaft. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ |
|---|-----------------------------|---|----------------|-------------------------------|--------------------------------|-----------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|--------------------------------------|
| | | | | | | | | | M | D | S | A | Total | |
| 1.03 First Floor WC | MS | Ceiling – Textured coating | 18/2/B/14/JPS7 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - |
| | | Other information – Modern timber doors, ceramic tiles to floor and walls, ceramic fixtures and fittings, small stainless steel wash hand basin – no pad. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.04 First Floor Corridor to Rooms 1 to 9 | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick, plasterboard and timber partitions, brick and plaster covered vaulted ceiling, timber windows, brick and plaster sills, unlagged sprinkler pipework, modern RCD distribution board, ceramic sink, steel fire door. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.05 First Floor Corridor 12/129 Units 1-16 | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick and block walls, steel fire doors, brick and plaster covered vaulted ceiling, circular cast structured support columns, modern RCD distribution board. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.06 Rear Corridor | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick and block walls, steel fire doors, brick and plaster covered vaulted ceiling, circular cast structured support columns, modern RCD distribution board. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.07 Redundant WC | MS | Cistern – Thermoplastic | 18/2/B/14/JPS8 | Crocidolite | C | 2 No | High | Good | 1 | 0 | 0 | 3 | 4 | Refer to Section 5.2 |
| | | Other information – Timber and glass panelled door, ceramic tiles to walls, terrazzo flooring, brick/plaster and ceramic tiled toilet cubicles, timber window, ceramic tiled sill, ceramic sinks. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 1.08 Rear Stairs /Lobby | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Modern timber doors, ceramic tiles to floor and walls, ceramic fixtures and fittings, small stainless steel wash hand basin – no pad. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ | |
|--|-----------------------------|--|-----------------------------------|-------------------------------|--------------------------------|-----------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|--------------------------------------|---|
| | | | | | | | | | M | D | S | A | Total | | |
| 2.01 2 nd Floor Circ Area/ Stairwell | MS | Walls – Textured coating (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS3 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - | |
| | | Floor – Vinyl floor tiles and bitumen adhesive (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS4 | Chrysotile | SP | 10m ² | High | Fair | 1 | 1 | 1 | 1 | 4 | Refer to Section 5.2 | |
| | | Stair treads –Vinyl floor covering and bitumen adhesive (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS5 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - | - |
| | | Stair treads – Vinyl nosing (as G.05 Ground Floor Circ Stairwell) | Refer to Sample 18/2/B/14/JPS6 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick walls, brick sills, timber windows, concrete floor, ceiling, unlagged sprinkler main steel and timber doors. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |
| 2.02 2 nd Floor Corridor Circ Area | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Other information – Brick walls, concrete floor, brick and plaster covered vaulted ceiling, steel fire doors, wall mounted modern merlin gerin RCD distribution board, metal goods lift, brick lift shaft. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |
| 2.03 2 nd Floor Goods Lift Lobby | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - | |
| | | Other information – Brick walls, concrete floor, brick and plaster covered vaulted ceiling, steel fire doors, wall mounted modern merlin gerin RCD distribution board, metal goods lift, brick lift shaft. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | |

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ |
|---|-----------------------------|--|------------------------------------|-------------------------------|--------------------------------|-----------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|--------------------------------------|
| | | | | | | | | | M | D | S | A | Total | |
| 2.04 2 nd Floor Kitchen | MS | Sink – Bitumen pad | 18/2/B/14/JPS9 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - |
| | | Ceiling – Textured coating | 18/2/B/14/JPS10 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - |
| Other information – Timber window, UPVC sill, localised ceramic tiles to walls, ceramic tiles to floor. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | | | |
| 2.05 2 nd Floor WC | MS | Ceiling – Textured coating (as 2.04 2 nd Floor Kitchen) | Refer to Sample 18/2/B/14/JPS10 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - |
| | | Other information – Timber door, ceramic tiles to walls, timber window, UPVC, ceramic tiles to floor, ceramic fixtures and fittings. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 2.06 Rear Stairs/ Lobby | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick walls, concrete stairs, landings, reinforced concrete ceiling, timber windows, brick sills. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 3.01 3 rd Floor Circ Area Stairwell | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Timber window, brick sill, brick and plaster covered vaulted ceiling, concrete stairs, party walls, unlagged fire main, steel staircase leading to fourth floor, steel fire door. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 3.02 3 rd Floor Goods Lift Lobby | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick walls, concrete floor, brick and plaster covered vaulted ceiling, steel fire doors, wall mounted modern merlin gerin RCD distribution board, metal goods lift, brick lift shaft. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 3.03 3 rd Floor Corridor to Units 31-37 | MS | No visible suspect asbestos containing materials were identified | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Other information – Brick and block walls, steel fire doors, brick and plaster covered vaulted ceiling, circular cast structured support columns, modern RCD distribution board. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |

Section 5.0**SURVEY RESULTS**

Site: Wellington House, Pollard Street East, Manchester, M40 7FS

Surveyors: J. Shirley

Date of survey: 14 February 2018

5.1 Asbestos Register

| Location (refer to plan) | Survey Type ¹ | Material description | Sample Numbers | Asbestos Type ² | Analysis level ³ | Quantity ⁴ | Access ⁵ | Condition | Risk Assessment Scores ⁶ | | | | | Re-inspection Period ⁷ |
|--|-----------------------------|--|------------------------------------|-------------------------------|--------------------------------|-----------------------|---------------------|-----------|-------------------------------------|---|---|---|-------|--------------------------------------|
| | | | | | | | | | M | D | S | A | Total | |
| 3.04 Kitchen | MS | Sink – Bitumen pad | 18/2/B/14/JPS11 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - |
| | | Ceiling – Textured coating | 18/2/B/14/JPS12 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - |
| | | Other information – Timber window, UPVC sill, localised ceramic tiles to walls, ceramic tiles to floor. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 3.05 WC | MS | Ceiling – Textured coating (as 3.04 Kitchen) | Refer to Sample 18/2/B/14/JPS12 | No Asbestos Detected | SP | - | - | - | - | - | - | - | - | - |
| | | Other information – Timber door, ceramic tiles to walls, timber window, UPVC, ceramic tiles to floor, ceramic fixtures and fittings. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 4.01 4 th Floor Goods Lift Lobby | MS | Roof – Corrugated sheets and blown insulation | 18/2/B/14/JPS13 | Chrysotile | C | throughout | Low | Good | 1 | 0 | 1 | 1 | 3 | Refer to Section 5.2 |
| | | Northern roof lights – Woven rope to glazing bars | No Sample Taken | Chrysotile | P | throughout | Low | Good | 2 | 1 | 1 | 1 | 5 | Refer to Section 5.2 |
| | | Other information – Brick walls, concrete floor, unlagged sprinkler pipework, steel trusses and purlins to roof, corrugated roof sealed, covered with blown insulation, modern RCD distribution board. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 4.02 Corridor to Units 40-47 | MS | Roof – Corrugated sheets and blown insulation (as 4.01 4 th Floor Goods Lift Lobby) | Refer to Sample 18/2/B/14/JPS13 | Chrysotile | SP | throughout | Low | Good | 1 | 0 | 1 | 1 | 3 | Refer to Section 5.2 |
| | | Other information – No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |
| 4.03 Toilet | MS | Sink – Bitumen pad | 18/2/B/14/JPS14 | No Asbestos Detected | C | - | - | - | - | - | - | - | - | - |
| | | Other information – Timber door, ceramic tiles to floor, localised ceramic tiles to walls, plasterboard ceiling, ceramic fixtures and fittings. No other suspect ACMs identified during survey of this area. | | | | | | | | | | | | |

5.2 RECOMMENDATIONS

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material, as well as the considered observations of the surveyor carrying out the survey. All recommendations should be regarded as a minimum precaution, and additional remedial measures or complete asbestos removal should also be considered.

- Location:** G.01 Ground Floor Goods Lift Lobby Roof (Painted)
- Items & Content:** Cement Materials Containing Chrysotile (White) Asbestos
Sample No: 18/2/B/14/JPS1
- Recommendation:** These materials are in a fair condition and sealed with paint and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We recommend that these materials are labelled for identification purposes, managed and periodically re-inspected as required by The Control of Asbestos Regulations 2012.

These materials must remain undisturbed. Any future remedial or removal works should be undertaken by suitably trained and equipped personnel.

Work is to be under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2009**.

ASB NNLW1 Notification may need to be provided to The Health and Safety Executive prior to any works being carried out to these materials.

- Location:** Ex 1 Ground Floor External Canopy to Loading Area Rear Wall/Up-stands and Roof
- Items & Content:** Cement Materials Containing Chrysotile (White) Asbestos
Sample No: 18/2/B/14/JPS2 and As JPS1
- Recommendation:** These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We recommend that these materials are labelled for identification purposes, managed and periodically re-inspected as required by The Control of Asbestos Regulations 2012.

These materials must remain undisturbed. Any future remedial or removal works should be undertaken by suitably trained and equipped personnel.

Work is to be under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2009**.

ASB NNLW1 Notification may need to be provided to The Health and Safety Executive prior to any works being carried out to these materials.

- Location:** 4.01 4th Floor Goods Lift Lobby and 4.02 Corridor to Units 40-47
Corrugated Asbestos Cement Roof Sheets covered with Spray Foam Insulation
(Encapsulated / Sealed)
- Items & Content:** Cement Materials Containing Chrysotile (White) Asbestos
Sample No: 18/2/B/14/JPS13
- Recommendation:** These materials are in good well sealed condition (Covered with Spray Foam Insulation) condition and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We recommend that these materials are labelled for identification purposes, managed and periodically re-inspected as required by The Control of Asbestos Regulations 2012.

These materials must remain undisturbed. Any future remedial or removal works should be undertaken by suitably trained and equipped personnel. Work is to be under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2009.**

ASB NNLW1 Notification may need to be provided to The Health and Safety Executive prior to any works being carried out to these materials.

- Location:** 4.01 4th Floor Goods Lift Lobby Northern roof lights
- Items & Content:** Presumed Woven Rope to Glazing Bars –NO SAFE ACCESS
- Recommendation:** These materials are in good condition and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We recommend that these materials are labelled for identification purposes, managed and periodically re-inspected as required by The Control of Asbestos Regulations 2012.

These materials must remain undisturbed. Any future remedial or removal works should be undertaken by suitably trained and equipped personnel. Work is to be under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2009.**

ASB NNLW1 Notification may need to be provided to The Health and Safety Executive prior to any works being carried out to these materials.

- Location:** 1.07 First Floor Redundant Toilet
Thermoplastic Cisterns
- Items & Content:** Thermoplastic Containing Crocidolite (Blue) Asbestos
Sample No: 18/2/B/14/JPS8
- Recommendation:** These materials are in good condition and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We recommend that these materials are labelled for identification purposes, managed and periodically re-inspected as required by The Control of Asbestos Regulations 2012.

They should remain undisturbed and any future Maintenance, remedial or removal works undertaken by suitably trained personnel only. Work should be under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2012 and The Hazardous Waste Regulations (England and Wales) (2009 Amendment)**.

- Location:** G.05 – Ground Floor Circulation Area/Stairwell
1.01 First Floor Circ Area/Stairwell
2.01 2nd Floor Circ Area/Stairwell
- Items & Content:** Vinyl Floor Tiles and Bitumen Adhesive Containing Chrysotile (White) Asbestos
Sample No: 18/2/B/14/JPS4
- Recommendation:** These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We recommend that these materials are labelled for identification purposes, managed and periodically re-inspected as required by The Control of Asbestos Regulations 2012.

They should remain undisturbed and any future Maintenance, remedial or removal works undertaken by suitably trained personnel only. Work should be under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2012 and The Hazardous Waste Regulations (England and Wales) (2009 Amendment)**.

Additional Recommendations

- As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.
- Where the survey has been carried out for demolition purposes, it is strongly recommended that additional inspection is carried out at the time of demolition, in conjunction with the demolition contractor to identify any ACMs that could not conceivably have been accessed during the survey process.
- In accordance with the requirements of **The Control of Asbestos Regulations 2012**, all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **CAR 2012** and **The Hazardous Waste Regulations 2005**.
- As specified within CAR 2012, use of a **Licensed Asbestos Removal Contractor** is required to undertake remedial and removal works to some ACMs and these works will require a minimum 14 day notification period to the Health and Safety Executive.
- CAR 2012 also introduced a new category of work – **Notifiable Non-Licensed Works**. This category covers significant works to some non-licensed materials and requires electronic notification of the works. It also invokes additional requirements of the persons carrying out the works such as the need for medical surveillance. Whether remedial or removal works fall into this category will need to be decided on a case by case basis. Further guidance can be found on the HSE website.
- CAR 2012 also indicates that **all** persons '*whose work could foreseeably expose them to asbestos*' must have asbestos awareness training, provided by a certified training body or suitably competent person. APEC can provide this training.
- The Asbestos Essentials Task Manual gives guidance on a number of procedures involving non licensed materials or where the works are of sporadic nature and short duration. These procedures can be found at- www.hse.gov.uk/asbestos/essentials

6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

6.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey in this survey are included in the asbestos register.

The material risk assessment used by our surveyors is that indicated in HSG 264. This is based on an allocation of points, relating to the **condition, surface treatment, material type, and asbestos content** of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

| Sample variable | Score | Examples |
|--------------------------------|-------|---|
| Product Type | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc). |
| | 2 | Asbestos insulating board, millboards, paper cardboard and felts, asbestos textiles, gaskets and ropes. |
| | 3 | Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses |
| Extent of Damage/Deterioration | 0 | Good condition, no visible damage. |
| | 1 | Low damage, surface scratches or marks, broken edges on boards. |
| | 2 | Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre. |
| | 3 | High damage or delamination of materials with visible fibre and debris |
| Surface Treatment | 0 | Asbestos reinforced composites, plastics, vinyls etc. |
| | 1 | <i>Enclosed</i> sprays and laggings, painted or encapsulated AIB and asbestos cement |
| | 2 | Unsealed AIB or <i>encapsulated</i> lagging or sprays |
| | 3 | Unsealed lagging or spray asbestos |
| Asbestos Type | 1 | Chrysotile |
| | 2 | Amphibole asbestos types excluding Crocidolite |
| | 3 | Crocidolite |

More complete guidance on the application of material risk assessment may be found in HSG 264.

6.2 Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority risk assessment should be carried out by the dutyholder, which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

Where we have been asked to provide Priority Assessment as part of the Survey and Report, any assessment made is outside of the scope of our UKAS accreditation, and the client should note that it is the responsibility of the Dutyholder to ensure that any priority assessment is accurate and up to date.

6.3 Materials Risk Assessment for Demolition Surveys

- 6.3.1 Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives entering the property and are indicated in the Survey Results section of this report.

7.0 Appendix

- 7.1 Site plans (With asbestos sample and material locations)
- 7.2 Photographs
- 7.3 Confirmation of Analysis Reports for Bulk Sample analysis

Report Ref: CH.18.2.484.LW

Section 7.1 – Site Plans

Site Address:

Wellington House
 Pollard Street East
 Manchester
 M40 7FS

Floor Reference: Ground Floor

Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

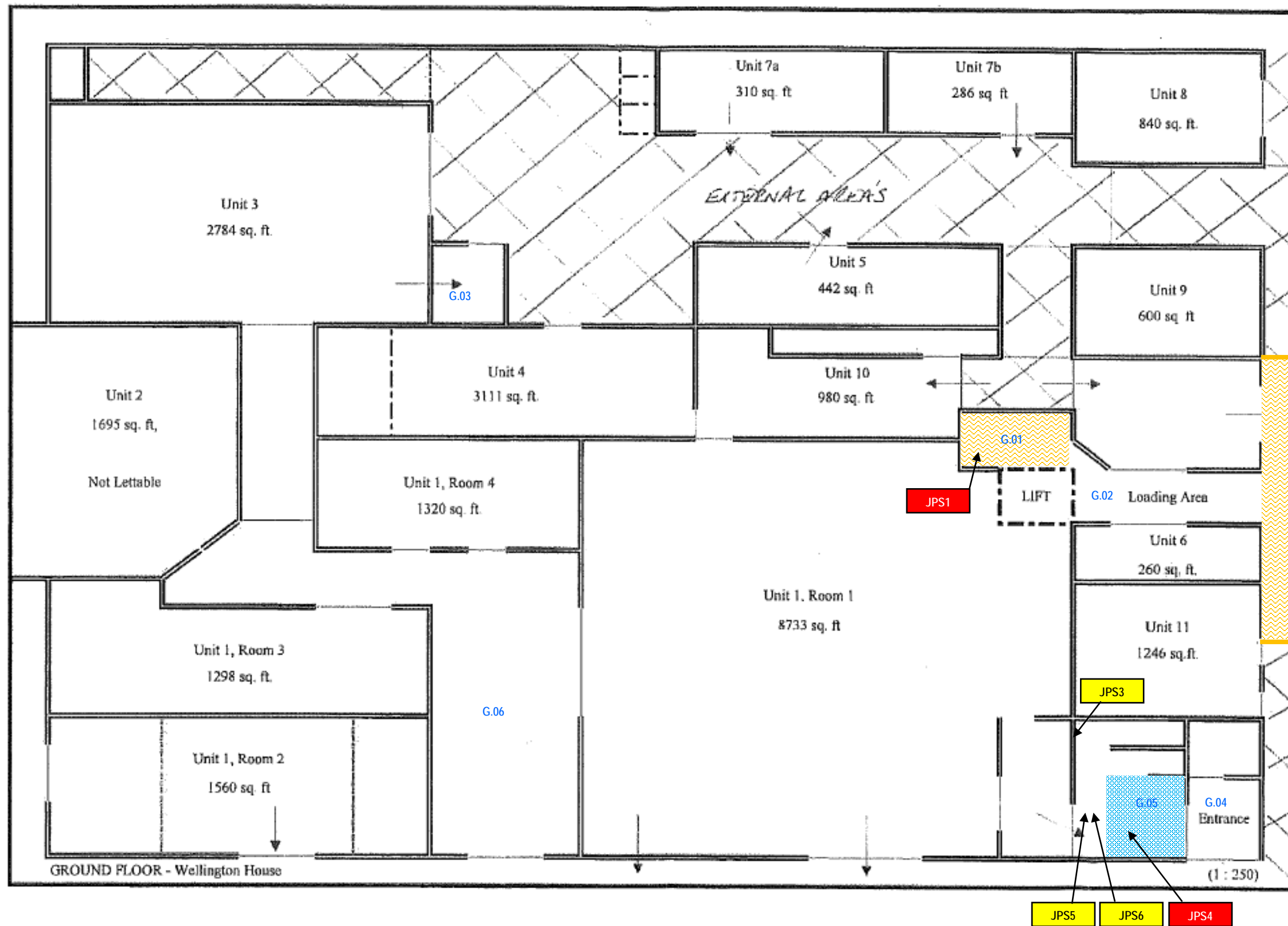
None Asbestos Containing Samples

Cement Materials

Vinyl floor tiles and bitumen adhesive

Site Plans Not to Scale

Additional Information:



Report Ref: CH.18.2.484.LW

Section 7.1 – Site Plans

Site Address:

Wellington House
 Pollard Street East
 Manchester
 M40 7FS

Floor Reference: First Floor

Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

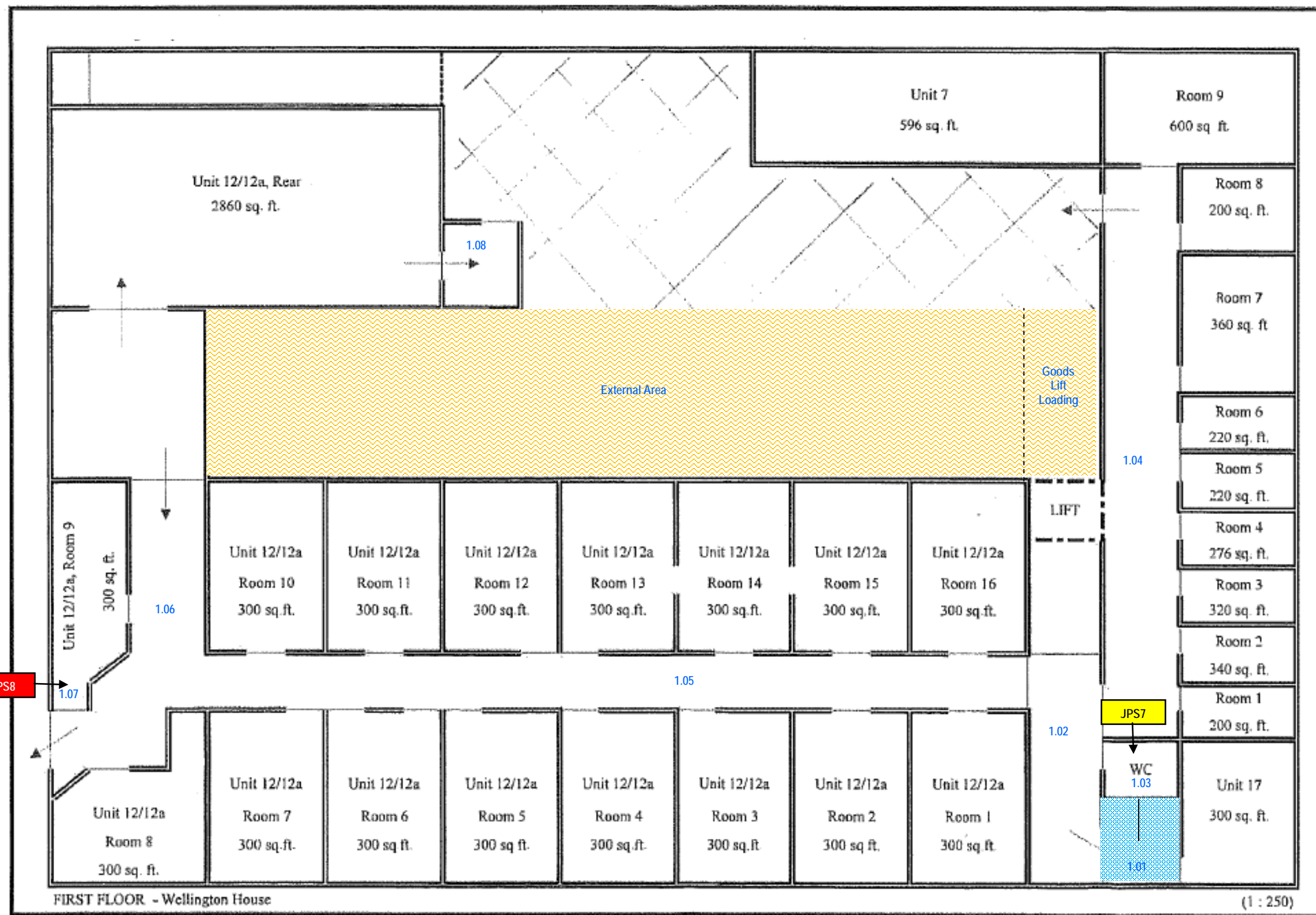
None Asbestos Containing Samples

Cement Materials

Vinyl floor tiles and bitumen adhesive

Site Plans Not to Scale

Additional Information:



Report Ref: CH.18.2.484.LW

Section 7.1 – Site Plans

Site Address:

Wellington House
 Pollard Street East
 Manchester
 M40 7FS

Floor Reference: Second Floor

Key to Site Plans:

Room Number / Location

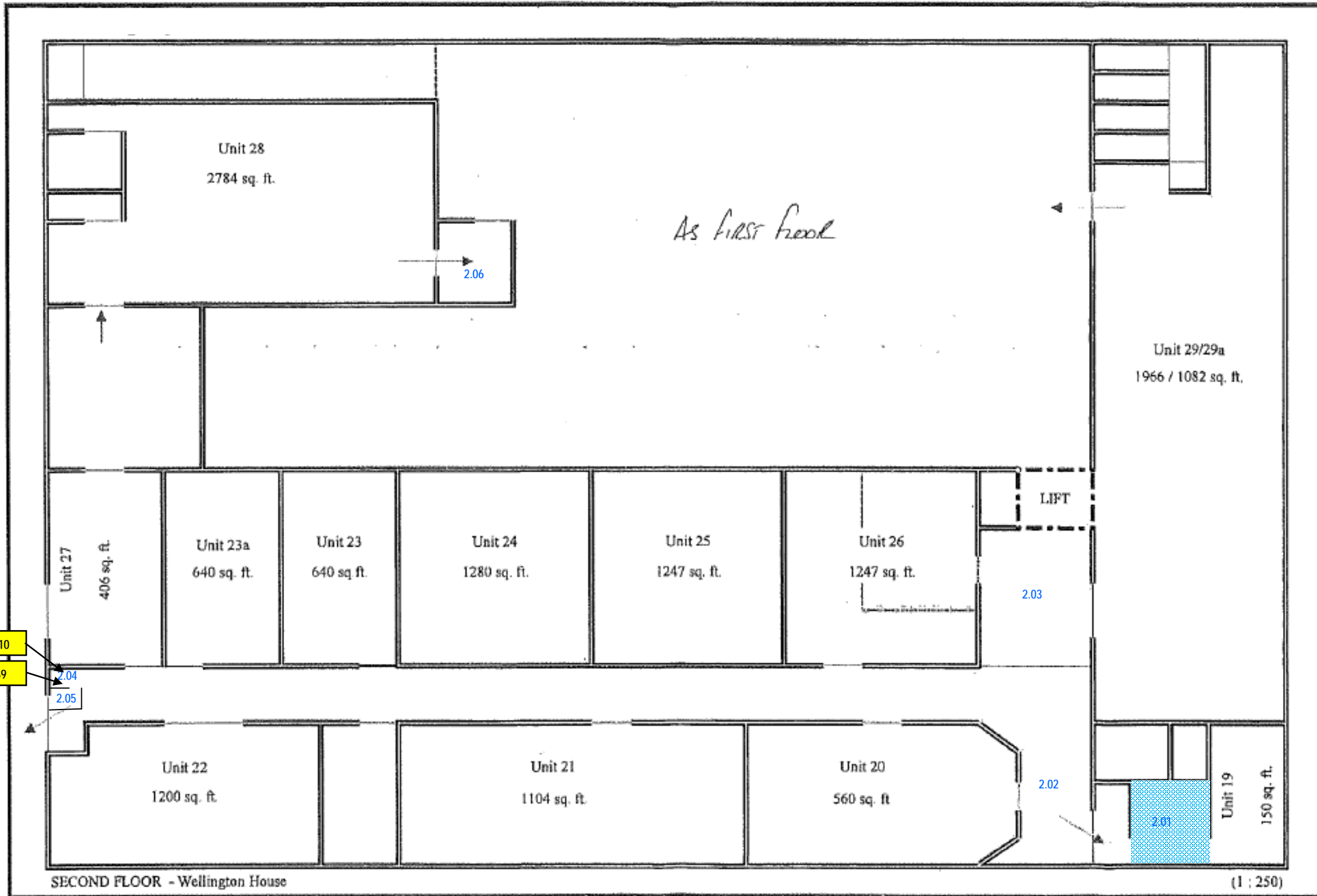
Asbestos Containing Samples

None Asbestos Containing Samples

Vinyl floor tiles and bitumen adhesive

Site Plans Not to Scale

Additional Information:



Report Ref: CH.18.2.484.LW

Section 7.1 – Site Plans

Site Address:

Wellington House
 Pollard Street East
 Manchester
 M40 7FS

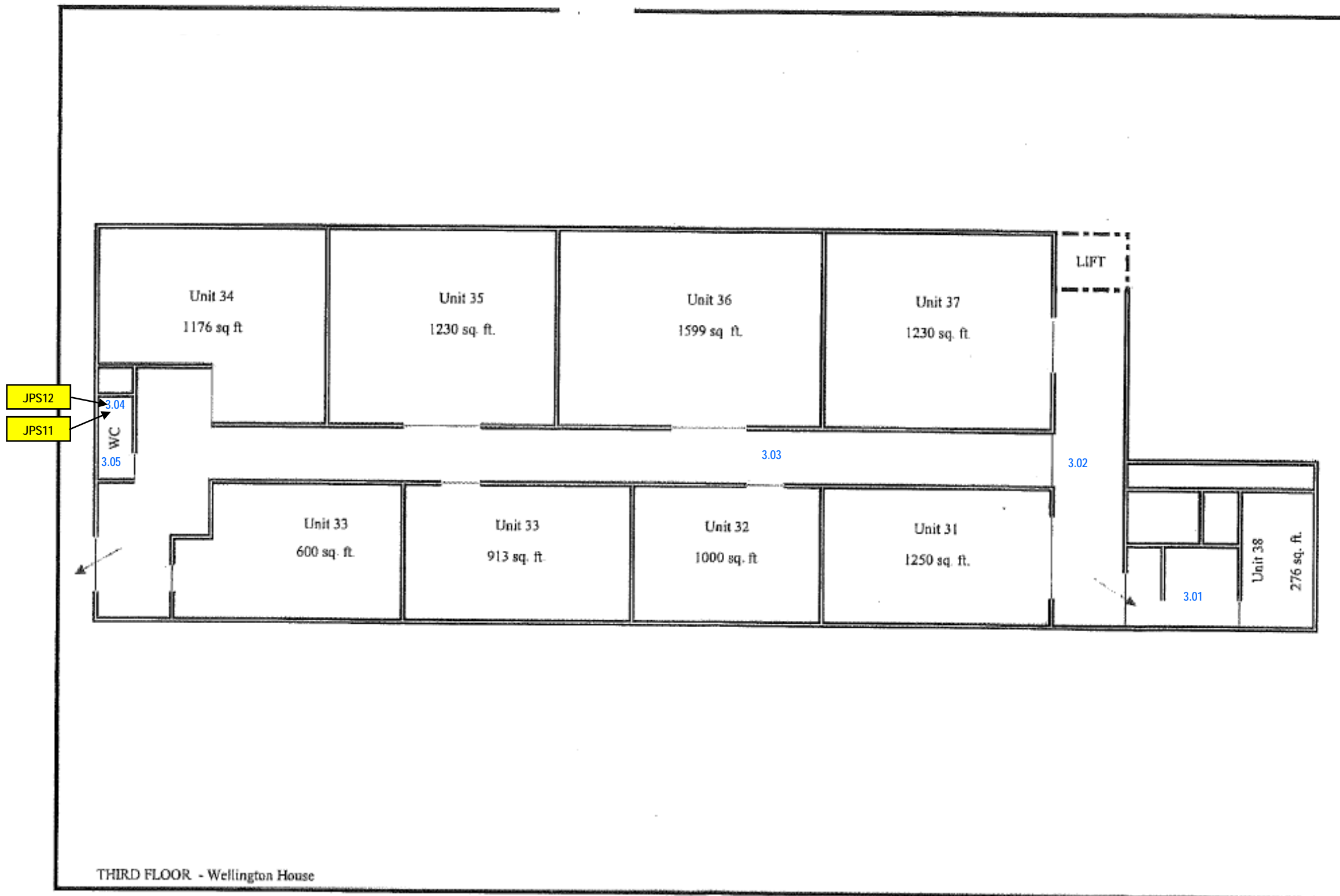
Floor Reference: Third Floor

Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples



Site Plans Not to Scale

Additional Information:

Report Ref: CH.18.2.484.LW

Section 7.1 – Site Plans

Site Address:

Wellington House
 Pollard Street East
 Manchester
 M40 7FS

Floor Reference: Fourth Floor

Key to Site Plans:

Room Number / Location

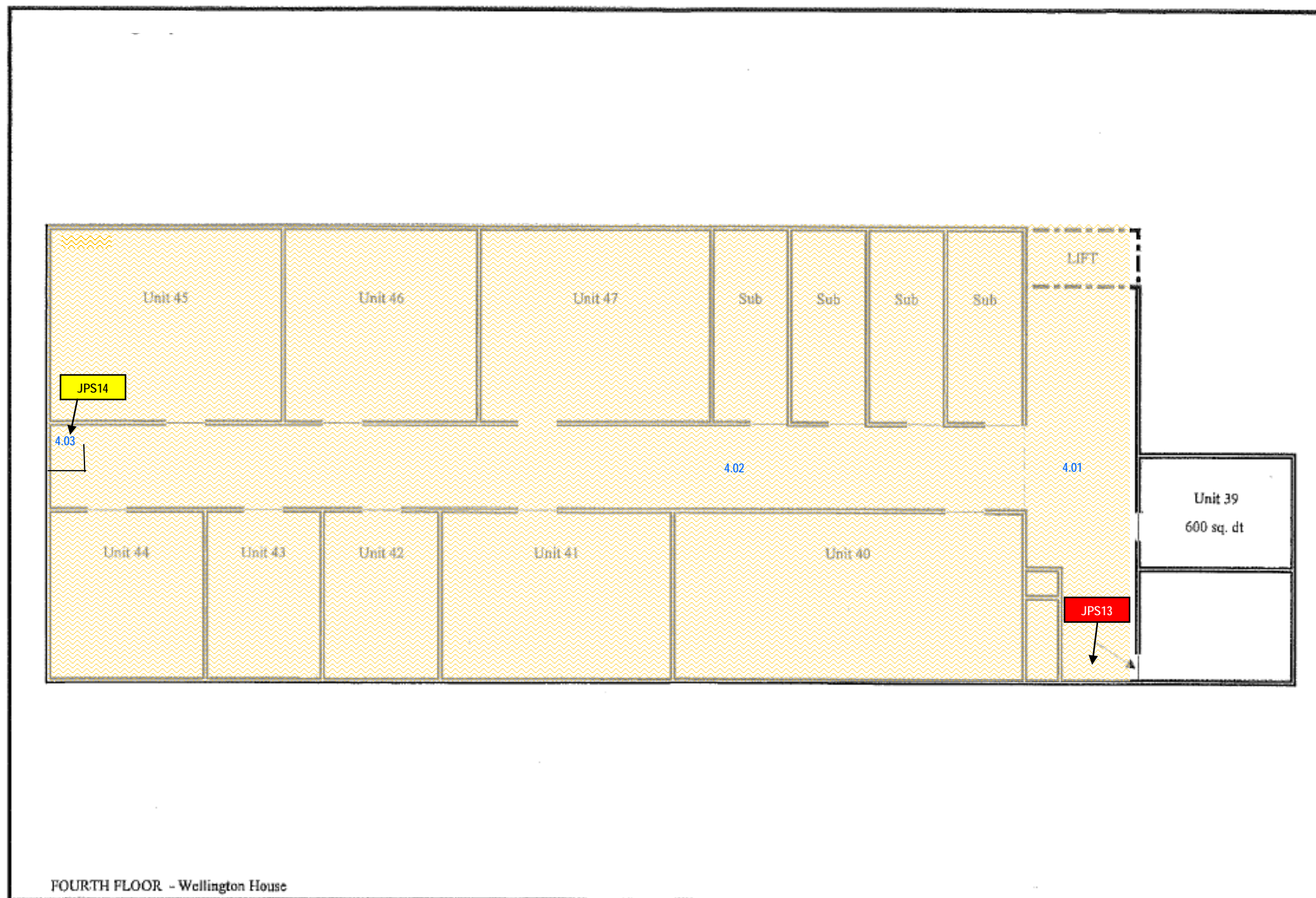
Asbestos Containing Samples

None Asbestos Containing Samples

Cement Roof Sheets Covered with Spay Foam Insulation

Site Plans Not to Scale

Additional Information:



7.2 Photographs

(Asbestos containing materials only in numerical order)

Ground Floor Communal Areas



Sample No: 18/2/B/14/JPS1
G.01 Ground Floor
Goods Lift Lobby
Corrugated Cement Roof



As Sample No: 18/2/B/14/JPS1
Ex.1 Ground Floor
External Canopy Loading Area
Corrugated Cement Roof



Sample No: 18/2/B/14/JPS2
Ex.1 Ground Floor
External Canopy Loading Area
Rear Wall/Up-stands
Cement Sheets



Sample No: 18/2/B/14/JPS4
G.05 Ground Floor Circulation Area/Stairwell
Vinyl Floor Tiles and Bitumen Adhesive

First Floor Communal Areas



As Sample No: 18/2/B/14/JPS4
1.01 First Floor Circulation Area/Stairwell
Vinyl Floor Tiles and Bitumen Adhesive



Sample No: 18/2/B/14/JPS8
1.07 First Floor Redundant Toilet
Thermoplastic Cistern

Second Floor Communal Areas

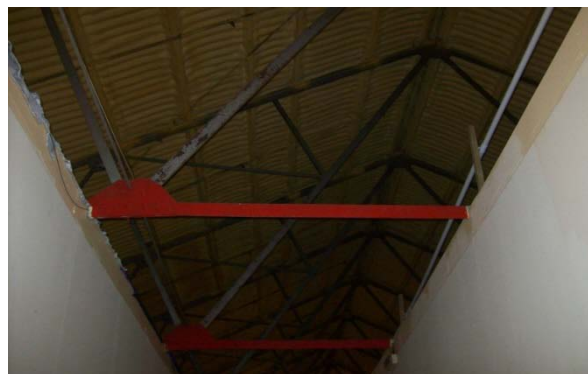


As Sample No: 18/2/B/14/JPS4
2.01 2nd Floor Circulation Area/Stairwell
Vinyl Floor Tiles and Bitumen Adhesive

Fourth Floor Communal Areas



Sample No: 18/2/B/14/JPS13
4.01 4th Floor Goods Lift Lobby
Spray Foam Insulation Covered Corrugated Cement Roof Sheets



As Sample No: 18/2/B/14/JPS13
4.02 Corridor to Units 40-47
Spray Foam Insulation Covered Corrugated Cement Roof Sheets



4.01 4th Floor Goods Lift Lobby
Strongly Presumed Woven Rope Seal
to Glazing Bars of Northern Roof Light
(No Safe Access)