

Asbestos Refurbishment Survey

Property address:

72 Errwood Road

Manchester

M19 2QH



Angel Environmental Ltd ta 0800 Asbestos

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1.0 Executive summary:



Asbestos containing materials have been identified during the Refurbishment 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	Toilet G03	Textile flashguard within electrical box	Asbestos Textiles/Paper	LOW (5)	A - Urgent Removal
Main building	Ground Floor	Utility G08	Textile flashguard within electrical 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: N/A

2.0 Contract Review:



Name and address of site:	72 Errwood Road, Manchester,		
Name and address of client:	Dharmesh Maisuria, 64 Burnside Drive, Manchester,		
Client contact:	Dharmesh		
Type of survey:	Refurbishment Survey (with MA only)		
Date of survey:	8 Mar 2021		
Report Revision Number:	2		
TEAMS internal job number:	J018443		
Lead surveyor[s]:	Richard Watson	Signature:	R. Watson
Technically reviewed by:	0800 ASBESTOS	Signature:	<i>[Signature]</i>
Report issue date:	9 Apr 2021		

3.0 Introduction/Objectives:



Angel Environmental Ltd ta 0800 Asbestos received an order of confirmation to undertake a Refurbishment Survey from Dharmesh Maisuria. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment survey of:

72 Errwood Road
Manchester

M19 2QH

The survey was carried out by Richard Watson.

The Type of survey selected / requested by the client was a Refurbishment survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

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 Major refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

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 prior to refurbishment.

3.0 Introduction/Objectives(Cont):

- Type of Survey



3.3 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

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 Dharmesh 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:

72 Errwood Road
Manchester

M19 2QH

The 'Asbestos Refurbishment Survey' was carried out to Main building , Master bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom, WC, Landing, Front reception room, Entrance hall, Toilet, Reception room 2, Kitchen, Store room 1, Rear lobby, Utility, Conservatory, Externals, Garage, Garage toilet.

The following areas were excluded from the 'Asbestos Refurbishment Survey': 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.

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.

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was/was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was/was not required within the survey.

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has accepted this/the client has requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were/were not included in the survey.

It has been agreed with the client that there was/was not any unsafe structures on site. These will be excluded from the survey.

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/cm³. 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	Toilet G03, Textile flashguard within electrical box	S AC001889	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	2no.	Occasionally likely to be disturbed	5	A - Urgent Removal	One to holder one to fuse
Main building	Ground Floor	Utility G08, Textile flashguard within electrical box	SP As AC001889	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	1no.	Occasionally likely to be disturbed	5	A - Urgent Removal	One to holder one to fuse

KEY:

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

Appendix 2 – Survey Data Sheets



Service Type	Refurbishment Survey		
Report Revision Number	2	Surveyors	Richard Watson
TEAMS Job Number	J018443	Survey Date	8 Mar 2021 to 9 Mar 2021
Site Address:	72 Errwood Road Manchester	Bulk Analysis Laboratory	N/A
	M19 2QH	Sample Analysis Date	15 Mar 2021

Survey Data Sheets



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Master bedroom 101	No suspect materials found	N/A	
	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
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Bedroom 2 102	No suspect materials found	N/A	
	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			

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Bedroom 3 103	No suspect materials found	N/A	
	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
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Bedroom 4 104	No suspect materials found	N/A	
	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:

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Survey Data Sheets (cont)



No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Bathroom 105	No suspect materials found	N/A	
	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				
Recommended action		No further action required			
Surveyor comments		N/A			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	WC 106	No suspect materials found	N/A	
	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				
Recommended action		No further action required			
Surveyor comments		N/A			

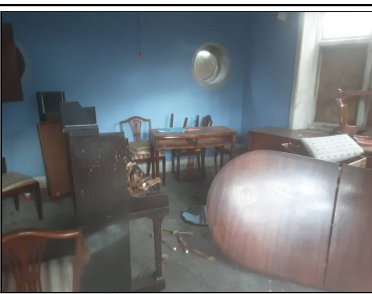
KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Landing 107	No suspect materials found	N/A	
	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				

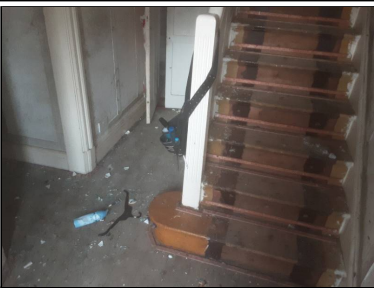
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Front reception room G01	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	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				

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Entrance hall G02	No suspect materials found	N/A	
	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
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main building	Toilet G03	Textile flashguard within electrical box	2no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC001889 (S)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
5					
Recommended action	A - Urgent Removal				
Surveyor comments	One to holder one to fuse				

KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Reception room 2 G04	No suspect materials found	N/A	
	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
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Kitchen G05	No suspect materials found	N/A	
	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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Store room 1 G06	No suspect materials found	N/A	
	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
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Rear lobby G07	No suspect materials found	N/A	
	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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main building	Utility G08	Textile flashguard within electrical box	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AC001889 (SP)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
Recommended action		A - Urgent Removal			
Surveyor comments		One to holder one to fuse			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	External	N/A
	Building	Room	Item	Quantity	
	Main building	Externals E01	No suspect materials found	N/A	
	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				
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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	External	N/A
	Building	Room	Item	Quantity	
	Main building	Garage E02	No suspect materials found	N/A	
	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
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	Main building	Garage toilet E10	Textile wrap to toilet pipe	1lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC001890 (S)	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)



No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Mar 2021 to 9 Mar 2021	Richard Watson	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Main building	Conservatory G10	No suspect materials found	N/A	
	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	External	E01	Externals	Brick walls, metal soil pipes, clay roof tiles, slate undercloaking, plastic rwg
Main building	External	E02	Garage	Lathe and plaster ceiling, brick walls, concrete floor, no asbestos in electrics,
Main building	External	E10	Garage toilet	Lathe and plaster ceiling, brick walls, concrete floor, no asbestos in electrics,
Main building	Ground Floor	G01	Front reception room	Lathe and plaster ceiling, brick walls, timber floor
Main building	Ground Floor	G02	Entrance hall	Lathe and plaster ceiling, brick walls, timber floor
Main building	Ground Floor	G03	Toilet	Plasterboard ceiling, brick walls with ceramic tiles, timber floor with ceramic tiles
Main building	Ground Floor	G04	Reception room 2	Lathe and plaster ceiling, brick walls, timber floor
Main building	Ground Floor	G05	Kitchen	Lathe and plaster ceiling, brick walls, timber floor
Main building	Ground Floor	G06	Store room 1	Lathe and plaster ceiling, brick walls, timber floor with ceramic tiles
Main building	Ground Floor	G07	Rear lobby	Lathe and plaster ceiling, brick walls, timber floor with ceramic tiles
Main building	Ground Floor	G08	Utility	Lathe and plaster ceiling, brick walls with ceramic tiles, timber floor with ceramic tiles
Main building	Ground Floor	G10	Conservatory	Brick wall, glass roof, concrete floor
Main building	1st Floor	101	Master bedroom	Lathe and plaster ceiling, brick walls, carpet on timber floor
Main building	1st Floor	102	Bedroom 2	Lathe and plaster ceiling, brick walls, timber floor
Main building	1st Floor	103	Bedroom 3	Lathe and plaster ceiling, brick walls, timber floor

Appendix 3 - Areas Surveyed (cont)



Building	Floor	Room No:	Room Type	Item
Main building	1st Floor	104	Bedroom 4	Lathe and plaster ceiling, brick walls, timber floor
Main building	1st Floor	105	Bathroom	Lathe and plaster ceiling with sandtex coating, brick walls, timber floor with ceramic tiles
Main building	1st Floor	106	WC	Lathe and plaster ceiling with sandtex coating, brick walls, timber floor with ceramic tiles
Main building	1st Floor	107	Landing	Lathe and plaster ceiling, brick walls, timber floor

Appendix 4 – Sample Certificates



ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J108009

Final Issue Date: 15/03/2021



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

Premises Of Sample Origin:
72 Errwood Road
Manchester

M19 2QH
J018443

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

Name of analyst: Paula Turner
Date of sample receipt: 12/03/2021

Sampled by: Client
Date of analysis: 15/03/2021

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS304191	AC001889 - Ground Floor, Toilet, Textile flashguard within electrical box	Chrysotile	Textile / gasket
BS304192	AC001890 - External, Garage toilet, Textile wrap to toilet pipe	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. Where samples are provided by customers, the results apply to the samples as received.

Authorised Signatory:

Paul Jarvis FA004-12 (1/5/20)

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Appendix 5 – Plans



