

Pre-Demolition Asbestos Survey



of the;

**Longacre Street Site
Manchester
M1 2WL**

For and on behalf of Client:

Demolition Services

Report Number:	M20196/03	Report Status:	Final
Report Type:	Pre-Demolition Survey		
Report Date:	May 2020		
Site:	Longacre Street Site, Manchester, M1 2WL		
Prepared For:	Demolition Services		
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PRE-DEMOLITION ASBESTOS SURVEY REPORT

of the

LONGACRE STREET SITE MANCHESTER M1 2WL

Prepared for

Demolition Services

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Summary

Introduction

M2 Environmental Limited carried out a pre-demolition asbestos survey of the Longacre Street Site in Manchester on behalf of Demolition Services.

The report addresses the potential for asbestos containing materials within the buildings as part of the proposed demolition.

Stuart Miller (Principal Surveyor) & Johnathan Burke (Junior Surveyor) undertook the survey on April 22nd 2020.

A total of 11 samples were taken during the course of the survey, 4 of these have been identified as containing asbestos.

The asbestos containing materials (ACM's) identified are detailed in the table below:-

Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS2/00/02	Building PS2, External, Cement Goods (roof sheets, corner & centre pieces, guttering & downpipes)	Asbestos Cement Product	Chrysotile (White asbestos)	850m ²	MA Sheet 2
PS2/02/01	Building PS2, Internal, Throughout Main Shed, Inner Roof Sheet	Asbestos Cement Product	Chrysotile (White asbestos)	750m ²	MA Sheet 3
PS2/10/01	Building PS2, Internal, First Floor, Rooms 10, 11, 12, & 13, Floor Tile (under new floor coverings)	Asbestos Vinyl Product	Chrysotile (White asbestos) in tile only	48m ²	MA Sheet 7

Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS2/30/01	Building PS2, Internal, Ground Floor, Room 30, Rope Seal (throughout heater unit)	Asbestos Textile Product	Chrysotile (White asbestos)	Small Amounts	MA Sheet 10

Material Assessment Sheets Located in Appendix C

A total of approximately 1649m² of non-licensable material was identified as containing asbestos during the survey. Non-licensable material is defined as material which can be removed without having to acquire a license in accordance with HSE Document '*Work with materials containing asbestos L143*'. This material must be removed under controlled conditions by appropriately trained persons in accordance with HSE Document '*Asbestos Essentials Task Manual*'. A risk assessment will have to be undertaken by the relevant removal contractor to determine whether this material must be notified to the HSE immediately prior to removal.

Introduction

Asbestos Surveyors

The Control of Asbestos Regulations 2012, HSG 264 and the associated ACoPs refer to asbestos surveys being carried out by “competent persons” with experience, training and suitable qualifications. M2 Environmental Ltd confirms that their surveyors are experienced in asbestos work and are competent persons as described under the revised legislation.

Training

M2 Environmental Limited will only employ competent surveyors to carry out asbestos survey work. The minimum requirement is for the successful completion of British Institute of Occupational Hygienists Modules of P402: Building Surveys and Bulk Sampling for Asbestos as recommended by the Health and Safety Executive (HSE).

Purpose of the Report

Scope

This report has been compiled using a Pre-demolition Asbestos Survey to comply with current legislation. The purpose of which is to determine the nature and extent of any asbestos containing materials (ACMs). An assessment of the condition and proposed risk to site employees by any ACMs identified is made and where applicable detailing remedial actions that may be required.

The purpose of this report is:

- To determine the nature and extent of any ACMs identified during the site survey.
- To provide a condition assessment of all ACMs.
- To provide an assessment/remedial strategy to reduce risk to all site operatives due to the actual presence of ACMs.

Limitations of the Report

This report is based on the information that has been made available to us from the client regarding site operations. The conclusions drawn in the report are considered correct although any subsequent additional information may allow refinement of the conclusions. It should be noted that:

The report has been prepared under the express instructions and solely for the use of Demolition Services and their advisors.

The findings of this report represent the professional opinion of experienced asbestos surveyors and are produced in accordance with the Health and Safety (HSE) Guidance 264 '*Asbestos: The Survey Guide*'. M2 Environmental do not provide legal advice and the advice of lawyers may also be required.

All work carried out in preparing this report is based upon M2 Environmental's current professional knowledge and understanding of current relevant UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect. M2 Environmental do not accept responsibility for advising Demolition Services or other interested parties of the facts or implications of any such changes.

Responsibility can only be accepted for the materials sampled. If asbestos materials have been suspected but not sampled, this has been highlighted in the report.

All samples were analysed by Bradley Environmental Limited, Parkfield House, Wakefield Road, Wakefield, WF5 9JD. Bradley Environmental are accredited under the UKAS testing scheme for asbestos.

Survey techniques involve the use of trained and experienced surveyors, using a combined visual and where necessary bulk sampling approach, to identify any asbestos within the structure.

It is possible that after completion of the survey that asbestos containing materials may remain undetected within the specified survey limits, this could be due to the following reasons:-

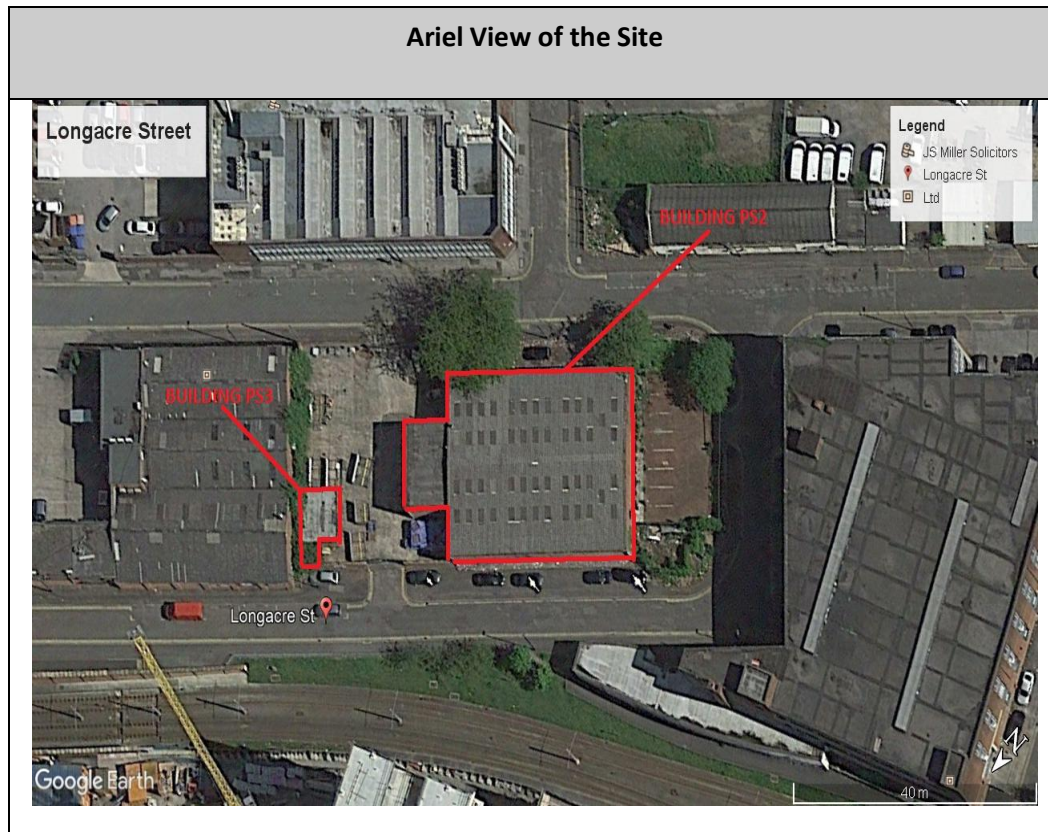
- The asbestos materials are within an area not specifically covered by this report and are therefore outside the scope of the survey.

- Materials may be hidden or obscured by other items or cover finishes, e.g. paint, over boarding, disguising etc. Where this is the case its detection could be impaired.
- Materials may be well hidden as part of the structure of the building and therefore not become visible until the structure is dismantled.
- Debris from previous asbestos removal projects may be present in some areas; general asbestos debris does not form part of this survey, however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos (e.g. plant rooms, ducts etc.) and new coverings added, it must be pointed out that removal techniques have improved steadily over the years. Removal works carried out before the introduction of the HSE Document '*Work with materials containing asbestos L143*' in 2002 could be of inferior quality and therefore debris may still be present below the new coverings.
- This survey details all areas accessed and all samples taken. Where an area is not accessed for one or multiple reasons this will be detailed and clearly shown on the plans included. No responsibility can be taken for areas not accessed at the time of the survey
- Access for the survey may be restricted for reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment or pipework is present, no access will be attempted until proof of a safe state is given. Our operatives have a duty of care under the 'Health and Safety at Work Act 1974' for both themselves and others.
- In a building where asbestos has been identified and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of surveyed area should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (e.g. Artex). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- M2 Environmental Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited just that is necessary for the taking of the sample.

Site Description

Current Site Conditions

M2 Environmental visited the Longacre Street Site in Manchester on April 22nd 2020 the inspection was undertaken solely on the areas identified by the client.



Description of Survey

Sampling Strategy

Sampling was not carried out where it would have caused unreasonable damage to the buildings fabric or where it would be unsafe to do so.

All sampling was undertaken in accordance with the guidelines produced in HSG 264. The samples were double bagged, labelled and submitted to the laboratory as bulk samples. No accessible areas were excluded during the survey.

Areas not accessed

All accessible areas of the buildings were inspected during the survey for materials which may contain asbestos. However, during the survey it was not possible to access any building foundations / ground content. Historically these areas have been known to contain asbestos.

Analytical Results

Introduction

All sampling was undertaken in accordance with HSE Document '*Asbestos: The analysts guide for sampling, analysis and clearance procedures*'. The certificates of analysis are included within **Appendix C** of this report. The material identifications and content are summarised below: -

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Chrysotile (White Asbestos)

Conclusions

Conclusions and Recommendations

During the survey the following ACM's were identified:-

Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS2/00/02	Building PS2, External, Cement Goods (roof sheets, corner & centre pieces, guttering & downpipes)	Asbestos Cement Product	Chrysotile (White asbestos)	850m ²	MA Sheet 2
PS2/02/01	Building PS2, Internal, Throughout Main Shed, Inner Roof Sheet	Asbestos Cement Product	Chrysotile (White asbestos)	750m ²	MA Sheet 3
PS2/10/01	Building PS2, Internal, First Floor, Rooms 10, 11, 12, & 13, Floor Tile (under new floor coverings)	Asbestos Vinyl Product	Chrysotile (White asbestos) in tile only	48m ²	MA Sheet 7
PS2/30/01	Building PS2, Internal, Ground Floor, Room 30, Rope Seal (throughout heater unit)	Asbestos Textile Product	Chrysotile (White asbestos)	Small Amounts	MA Sheet 10

Material Assessment Sheets Located in Appendix C

A total of approximately 1649m² of non-licensable material was identified as containing asbestos during the survey. Non-licensable material is defined as material which can be removed without having to acquire a license in accordance with HSE Document '*Work with materials containing asbestos L143*'. This material must be removed under controlled conditions by appropriately trained persons in accordance with HSE Document '*Asbestos Essentials Task Manual*'. A risk assessment will have to be undertaken by the relevant removal contractor to determine whether this material must be notified to the HSE immediately prior to removal.

Appendix A

HSG 264 Extract

Type of Survey

There are two types of survey referred to in HSG 264.

Management Survey: Standard sampling, identification and assessment survey (Replacing Type 1 & 2 Surveys)

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' (Appendix C) will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment). Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

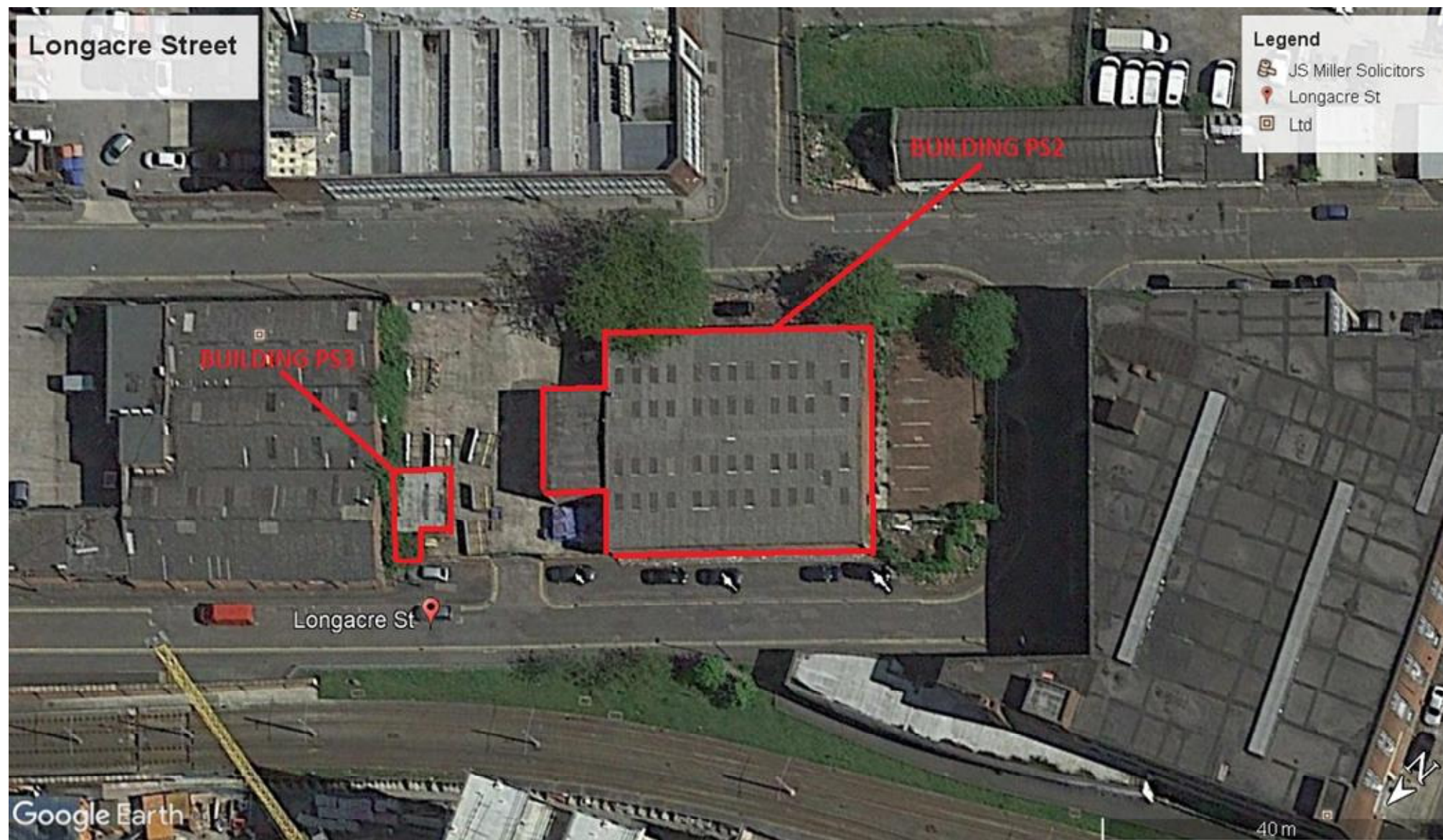
Refurbishment/Demolition Survey: Full access sampling and identification survey (Replacing Type 3 Survey)

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR 2006 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed. Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

Appendix B

Site and Sample Location Plans

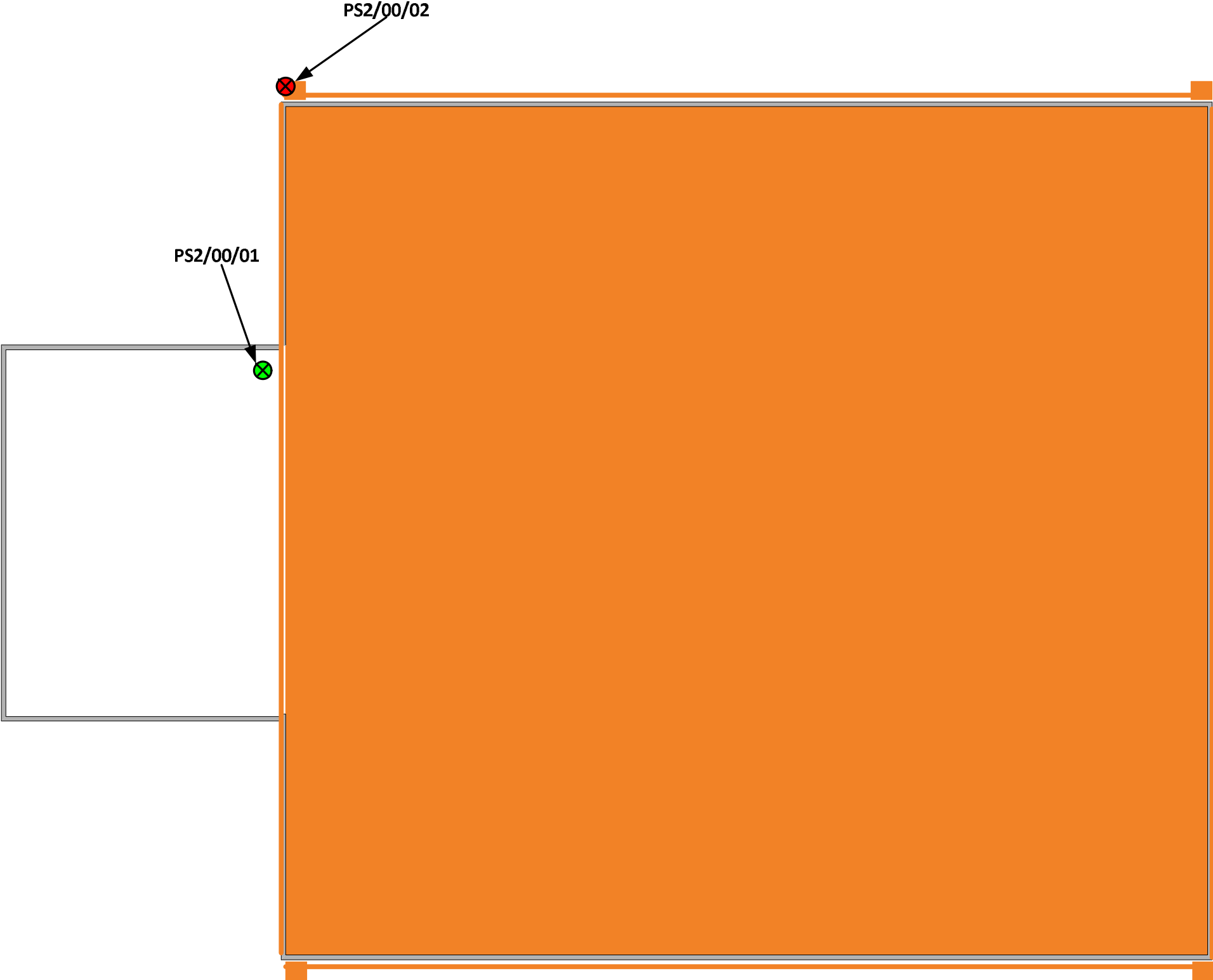
Site Plan



Site Plan

Longacre Street Site, Manchester,
M1 2WL

Building PS2
External



Confirmed ACM
Presumed ACM
No Asbestos



or
Presence of Asbestos
Insulation Board / Debris
or
Presence of Asbestos
Coated Fibre Board
or
Presence of Asbestos
Cement Products



or
Presence of Asbestos
Containg Vinyl Products
or
Presence of Asbestos
Containing Textile Products
or
Presence of Non-asbestos
Look-a-Like Products

Sample Location Plan

Longacre Street Site, Manchester, M1 2WL

Building PS2
Ground Floor



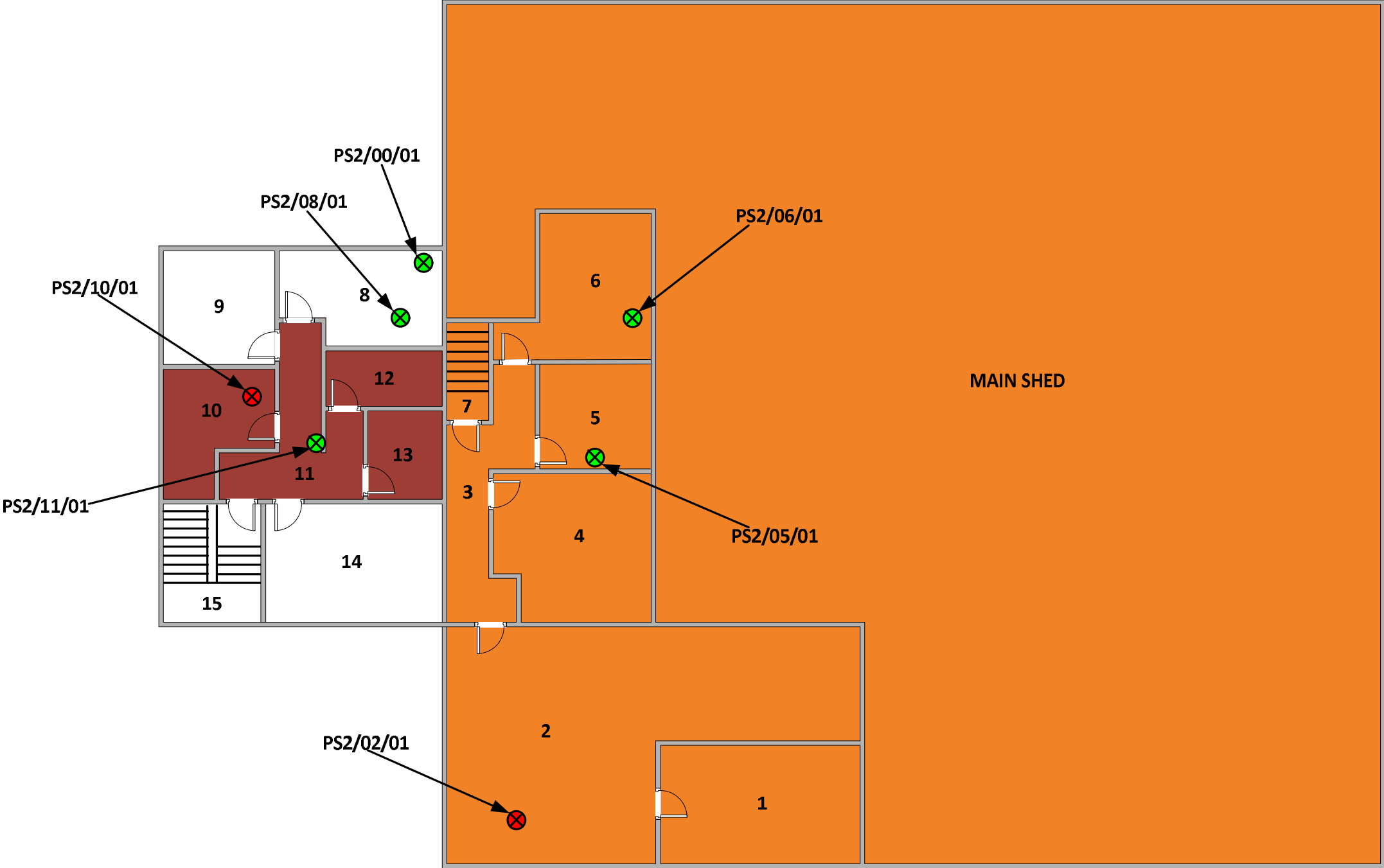
KEY

	Confirmed ACM		or		Presence of Asbestos Insulation Board / Debris		or		Presence of Asbestos Containg Vinyl Products
	Presumed ACM		or		Presence of Asbestos Coated Fibre Board		or		Presence of Asbestos Containing Textile Products
	No Asbestos		or		Presence of Asbestos Cement Products		or		Presence of Non-asbestos Look-a-Like Products

Sample Location Plan

Longacre Street Site, Manchester, M1 2WL

Building PS2
First Floor

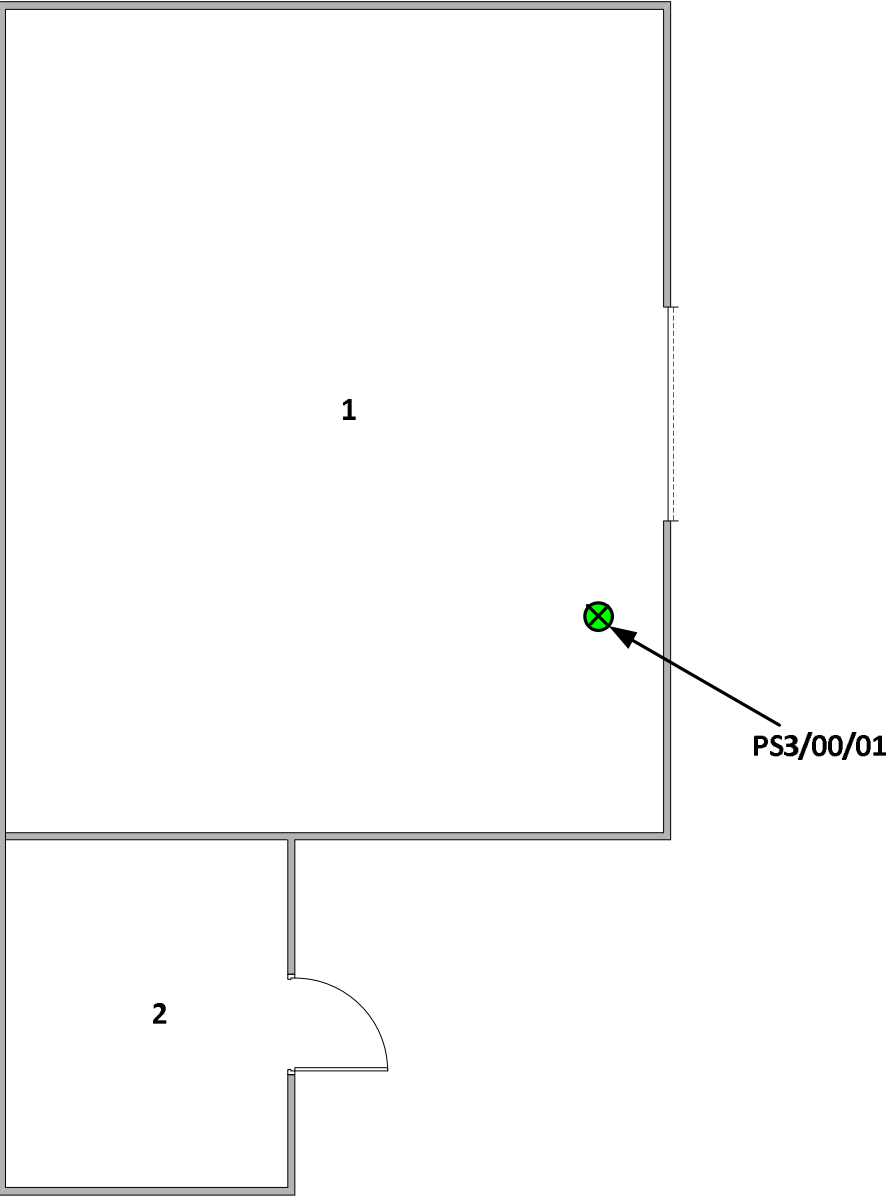


KEY

	Confirmed ACM		or		Presence of Asbestos Insulation Board / Debris		or		Presence of Asbestos Containg Vinyl Products
	Presumed ACM		or		Presence of Asbestos Coated Fibre Board		or		Presence of Asbestos Containing Textile Products
	No Asbestos		or		Presence of Asbestos Cement Products		or		Presence of Non-asbestos Look-a-Like Products

Sample Location Plan

Longacre Street Site, Manchester, M1 2WL



- Confirmed ACM
- Presumed ACM
- No Asbestos

- | | | | |
|---------------|----|-------------|--|
| Red square | or | Red line | Presence of Asbestos Insulation Board / Debris |
| Yellow square | or | Yellow line | Presence of Asbestos Coated Fibre Board |
| Orange square | or | Orange line | Presence of Asbestos Cement Products |

- | | | | |
|--------------|----|------------|--|
| Brown square | or | Brown line | Presence of Asbestos Containg Vinyl Products |
| Blue square | or | Blue line | Presence of Asbestos Containing Textile Products |
| Green square | or | Green line | Presence of Non-asbestos Look-a-Like Products |

Sample Location Plan
Longacre Street Site, Manchester, M1 2WL

Appendix C

Material Assessment Sheets/Register

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	External	
Detail	Roof Felt	
Result	No Asbestos Detected	
Sample No.	PS2/00/01	
Sample variable	Score	Examples of scores
Product type or debris from product	1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
N/A	0	
Recommendations	No further action required.	
Surveyor's comment	No asbestos identified from the sample taken.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	External	
Detail	Cement Goods (roof sheets, corner & centre pieces, guttering & downpipes)	
Result	CHRYSTILE	
Sample No.	PS2/00/02	
Sample variable	Score	Examples of scores
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt. Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0 1 2 3	Good condition – no visible damage Low damage – a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0 1 2 3	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C Unsealed AIB, or encapsulated lagging and sprays Unsealed lagging and sprays
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite
Risk rating	Score 4	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
Recommendations	Remove under controlled conditions, by adequately trained persons (category B training minimum).	
Surveyor's comment	A risk assessment will show whether this product must be notified to the HSE immediately prior to removal.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	Internal, Throughout Main Shed	
Detail	Inner Roof Sheet	
Result	CHRYSTILE	
Sample No.	PS2/02/01	



Sample variable	Score	Examples of scores
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt. Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0 1 2 3	Good condition – no visible damage Low damage – a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0 1 2 3	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C Unsealed AIB, or encapsulated lagging and sprays Unsealed lagging and sprays
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite
Risk rating	Score 4	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
Recommendations	Remove under controlled conditions, by adequately trained persons (category B training minimum).	
Surveyor's comment	A risk assessment will show whether this product must be notified to the HSE immediately prior to removal.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

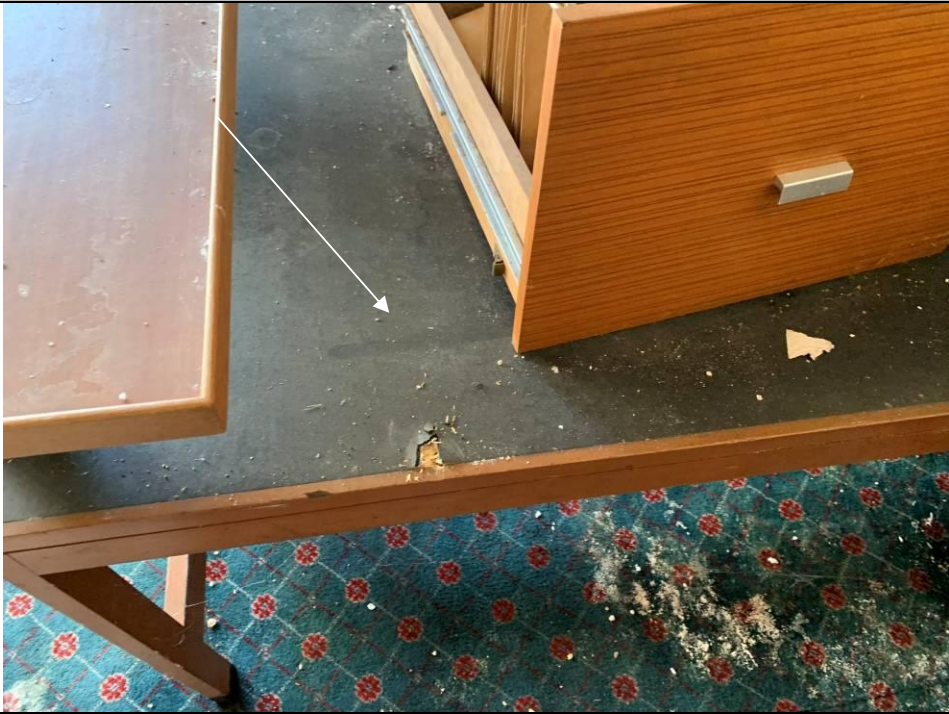
Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	Internal, First Floor, Rooms 5 & 6	
Detail	Lino	
Result	No Asbestos Detected	
Sample No.	PS2/05/01	
Sample variable	Score	Examples of scores
Product type or debris from product	1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
N/A	0	
Recommendations	No further action required.	
Surveyor's comment	No asbestos identified from the sample taken.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	Internal, First Floor, Room 6	
Detail	Desk Top	
Result	No Asbestos Detected	
Sample No.	PS2/06/01	
Sample variable	Score	Examples of scores
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt. Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0 1 2 3	Good condition – no visible damage Low damage – a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0 1 2 3	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C Unsealed AIB, or encapsulated lagging and sprays Unsealed lagging and sprays
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
N/A	0	
Recommendations	No further action required.	
Surveyor's comment	No asbestos identified from the sample taken.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX		
Zone	Building PS2		
Loc.	Internal, First Floor, Rooms 8 & 10		
Detail	Desk Top		
Result	No Asbestos Detected		
Sample No.	PS2/08/01		
Sample variable	Score	Examples of scores	
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt. Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.	
Extent of damage or deterioration	0 1 2 3	Good condition – no visible damage Low damage – a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	
Surface treatment	0 1 2 3	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C Unsealed AIB, or encapsulated lagging and sprays Unsealed lagging and sprays	
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite	
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .	
	N/A	0	
Recommendations	No further action required.		
Surveyor's comment	No asbestos identified from the sample taken.		
Surveyor Stuart Miller	QA Check	Date: - May 2020	

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX		
Zone	Building PS2		
Loc.	Internal, First Floor, Rooms 10, 11, 12 & 13		
Detail	Floor Tile (under new floor coverings)		
Result	CHRYSTILE		
Sample No.	PS2/10/01		
Sample variable	Score	Examples of scores	
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt. Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.	
Extent of damage or deterioration	0 1 2 3	Good condition – no visible damage Low damage – a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	
Surface treatment	0 1 2 3	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C Unsealed AIB, or encapsulated lagging and sprays Unsealed lagging and sprays	
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite	
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED.	
	VERY LOW	3	
Recommendations	Remove under controlled conditions, by adequately trained persons (category B training minimum).		
Surveyor's comment	A risk assessment will show whether this product must be notified to the HSE immediately prior to removal.		
Surveyor Stuart Miller	QA Check	Date: - May 2020	

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	Internal, Throughout Offices	
Detail	Wall Board	
Result	No Asbestos Detected	
Sample No.	PS2/11/01	
Sample variable	Score	Examples of scores
Product type or debris from product	1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
N/A	0	
Recommendations	No further action required.	
Surveyor's comment	No asbestos identified from the sample taken.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	Internal, Ground Floor, Room 17	
Detail	Floor Tile	
Result	No Asbestos Detected	
Sample No.	PS2/17/01	
Sample variable	Score	Examples of scores
Product type or debris from product	1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
N/A	0	
Recommendations	No further action required.	
Surveyor's comment	No asbestos identified from the sample taken.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS2	
Loc.	Internal, Ground Floor, Room 30	
Detail	Rope Seal (throughout heater unit)	
Result	CHRYSTILE	
Sample No.	PS1/30/01	

Sample variable	Score	Examples of scores
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt. Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0 1 2 3	Good condition – no visible damage Low damage – a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0 1 2 3	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C Unsealed AIB, or encapsulated lagging and sprays Unsealed lagging and sprays
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite
Risk rating LOW	Score 5	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
Recommendations	Remove under controlled conditions, by adequately trained persons (category B training minimum).	
Surveyor's comment	A risk assessment will show whether this product must be notified to the HSE immediately prior to removal.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	Longacre Street Site, Manchester, M1 2WX	
Zone	Building PS3	
Loc.	External	
Detail	Roof Felt	
Result	No Asbestos Detected	
Sample No.	PS3/00/01	
Sample variable	Score	Examples of scores
Product type or debris from product	1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos. reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) A/C
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Risk rating	Score	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 have a medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential. Material risk assessment scores are in RED .
N/A	0	
Recommendations	No further action required.	
Surveyor's comment	No asbestos identified from the sample taken.	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Appendix D

Certificates of Analysis

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report No.: J165619

Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
BS124991	PS1/43/01	-	Asbestos Safe Insulation	Chrysotile	Ms R Jones
BS124992	PS1/43/02	-	Asbestos Rope Seal	Chrysotile	Ms R Jones
BS124993	PS1/47/01	-	Floor Tile	No Asbestos Detected in tile and adhesive	Ms R Jones
BS124994	PS1/51/01	-	Asbestos Boarding	Chrysotile + Amosite	Ms R Jones
BS124995	PS1/53/01	-	Asbestos Gasket	Chrysotile	Ms R Jones
BS124996	PS1/55/01	-	Floor Tile	No Asbestos Detected in tile and adhesive	Ms R Jones
BS124997	PS1/67/01	-	Asbestos Wall Board	Chrysotile + Amosite	Ms R Jones
BS124998	PS2/00/01	-	Roof Felt	No Asbestos Detected	Ms R Jones
BS124999	PS2/00/02	-	Asbestos Cement Goods	Chrysotile	Ms R Jones
BS125000	PS2/02/01	-	Asbestos Roof Sheet	Chrysotile	Ms R Jones

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. The report should not be reproduced except in full, without written approval of the laboratory.

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Email: sales@bradley-enviro.co.uk



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Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report No.: J165619

Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
BS125001	PS2/05/01	-	Lino	No Asbestos Detected	Ms R Jones
BS125002	PS2/06/01	-	Desk Top	No Asbestos Detected	Ms R Jones
BS125003	PS2/08/01	-	Desk Top	No Asbestos Detected	Ms R Jones
BS125004	PS2/10/01	-	Asbestos Floor Tile	Chrysotile in tile only	Ms R Jones
BS125005	PS2/11/01	-	Wall Board	No Asbestos Detected	Ms R Jones
BS125006	PS2/17/01	-	Floor Tile	No Asbestos Detected in tile and adhesive	Ms R Jones
BS125007	PS2/30/01	-	Asbestos Rope Seal	Chrysotile	Ms R Jones
BS125008	PS3/00/01	-	Roof Felt	No Asbestos Detected	Ms R Jones

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. The report should not be reproduced except in full, without written approval of the laboratory.

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END OF REPORT



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