

Pre-Demolition Asbestos Survey



of the;

**1 Portugal Street East
Manchester
M1 2WX**

For and on behalf of Client:

Demolition Services

Report Number:	M20196/02	Report Status:	Final
Report Type:	Pre-Demolition Survey		
Report Date:	May 2020		
Site:	1 Portugal Street East, Manchester, M1 2WX		
Prepared For:	Demolition Services		
Prepared By:	M2 Environmental Limited 2 nd Floor Maritime House The Marina Hartlepool TS24 0UX	Tel: 01740 644547	

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PRE-DEMOLITION ASBESTOS SURVEY REPORT

of

**1 PORTUGAL STREET EAST
MANCHESTER
M1 2WX**

Prepared for

Demolition Services

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Summary

Introduction

M2 Environmental Limited carried out a pre-demolition asbestos survey of 1 Portugal Street East in Manchester on behalf of Demolition Services.

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

Stuart Miller (Principal Surveyor) & Johnathan Burke (Junior Surveyor) undertook the survey between April 16th & April 22nd 2020.

A total of 31 samples were taken during the course of the survey, 22 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
PS1/00/02	Building PS1, External, Main Roof, Flue	Asbestos Cement Product	Chrysotile (White asbestos)	1m Length	MA Sheet 2
PS1/00/03	Building PS1, External, Main Roof, Flue (running down side of building)	Asbestos Cement Product	Chrysotile (White asbestos)	3 No. Pipes 15m Length Total	MA Sheet 3
PS1/03/02	Building PS1, Internal, All Floors, Room 3 (stairwell), Floor Tile	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	104m ²	MA Sheet 5
PS1/05/01	Building PS1, Internal, Second Floor, Rooms 5 & 7, Flashguard (within older electrical boxes)	Asbestos Textile Product	Chrysotile (White asbestos)	2 No. Boxes	MA Sheet 6
PS1/06/01	Building PS1, Internal, Second Floor, Room 6, Wall Board	Asbestos Insulation Board	Amosite (Brown asbestos) & Chrysotile (White asbestos)	12m ²	MA Sheet 7

Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS1/13/01	Building PS1, Internal, Second Floor, Rooms 13 & 14, Blue Floor Tile	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	10m ²	MA Sheet 9
PS1/13/02	Building PS1, Internal, Second Floor, Rooms 13 & 14, Grey Floor Tile	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	10m ²	MA Sheet 10
PS1/14/01	Building PS1, Internal, Second Floor, Rooms 14 & 16, Toilet Cistern	Asbestos Cement Product	Amosite (Brown asbestos)	3 No. Units	MA Sheet 11
PS1/16/01	Building PS1, Internal, Second Floor, Room 16, Flue	Asbestos Cement Product	Chrysotile (White asbestos)	1m Length	MA Sheet 13
PS1/17/01	Building PS1, Internal, Second Floor, Room 17 (stairwell), Floor Tile (under carpet)	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	58m ²	MA Sheet 14
PS1/17/03	Building PS1, Internal, Ground Floor, Rooms 17, 77 & 79, Floor Tile	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	55m ²	MA Sheet 16
PS1/19/01	Building PS1, Internal, Roof Level, Room 19 (plant room), Brake Pad (within lift machinery)	Asbestos Textile Product	Chrysotile (White asbestos)	Small Amounts	MA Sheet 17

Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS1/21/01	Building PS1, Internal, Roof Level, Room 21 (plant room), Electric Box Board (within older electrical box)	Asbestos Cement Product	Chrysotile (White asbestos)	1 No. Unit	MA Sheet 18
PS1/29/01	Building PS1, Throughout Building, Rope Seal (throughout all metal downpipes)	Asbestos Textile Product	Chrysotile (White asbestos)	Small Amounts	MA Sheet 20
PS1/29/02	Building PS1, Internal, First Floor, Rooms 29, 31, 32 & 33, Floor Tile (under carpet)	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	500m ²	MA Sheet 21
PS1/30/02	Building PS1, Internal, First Floor, Room 30, Wall Board	Asbestos Insulation Board	Amosite (Brown asbestos) & Chrysotile (White asbestos)	12m ²	MA Sheet 23
PS1/35/01	Building PS1, Internal, First Floor, Rooms 35, 36, 37, 39, 40, 41, 42, 43, & 44, Floor Tile (under carpet & screed)	Asbestos Vinyl & Bitumen Product	Chrysotile (White asbestos) in tile & adhesive	367m ²	MA Sheet 24
PS1/43/01	Building PS1, Internal, First Floor, Room 43, Safe Insulation Board (throughout document safe)	Asbestos Insulation Board	Chrysotile (White asbestos)	1 No. Safe 18m ²	MA Sheet 25

Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS1/43/02	Building PS1, Internal, First Floor, Room 43, Rope Seal (throughout document safe)	Asbestos Textile Product	Chrysotile (White asbestos)	Small Amounts	MA Sheet 26
PS1/51/01	Building PS1, Internal, Ground Floor, Room 51, Boarding (where pipes run through ceiling)	Asbestos Insulation Board	Amosite (Brown asbestos) & Chrysotile (White asbestos)	Small Amounts	MA Sheet 28
PS1/53/01	Building PS1, Throughout all Building Pipework, Gasket	Asbestos Textile Product	Chrysotile (White asbestos)	Small Amounts	MA Sheet 29
PS1/67/01	Building PS1, Internal, Ground Floor, Room 67, Wall Board	Asbestos Insulation Board	Amosite (Brown asbestos) & Chrysotile (White asbestos)	12m ²	MA Sheet 31

Material Assessment Sheets Located in Appendix C

A total of approximately 55m² of licensable material was identified during the survey and marked in **RED** in the above table. In almost all cases any works or removal of these materials must be carried out by licensed asbestos contractors giving 14 days notification of works to the HSE. This material must be removed under fully controlled conditions in accordance with HSE Document *'The Licensed Contractors Guide'*.

In addition a total of approximately 1331m² 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 1 Portugal Street East in Manchester between April 16th & 22nd 2020 the inspection was undertaken solely on the areas identified by the client.

External View of the Building



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.

DURING THE SURVEY IT WAS NOT POSSIBLE TO GAIN ACCESS TO THE MAIN SUBSTATION. SEE NO ACCESS SHEETS APPENDIX E

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:-

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Sample Ref	Location	Product Type	Asbestos Type	Extent	Material Assessment Sheet
PS1/51/01	Building PS1, Internal, Ground Floor, Room 51, Boarding (where pipes run through ceiling)	Asbestos Insulation Board	Amosite (Brown asbestos) & Chrysotile (White asbestos)	Small Amounts	MA Sheet 28
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In addition a total of approximately 1331m² 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.

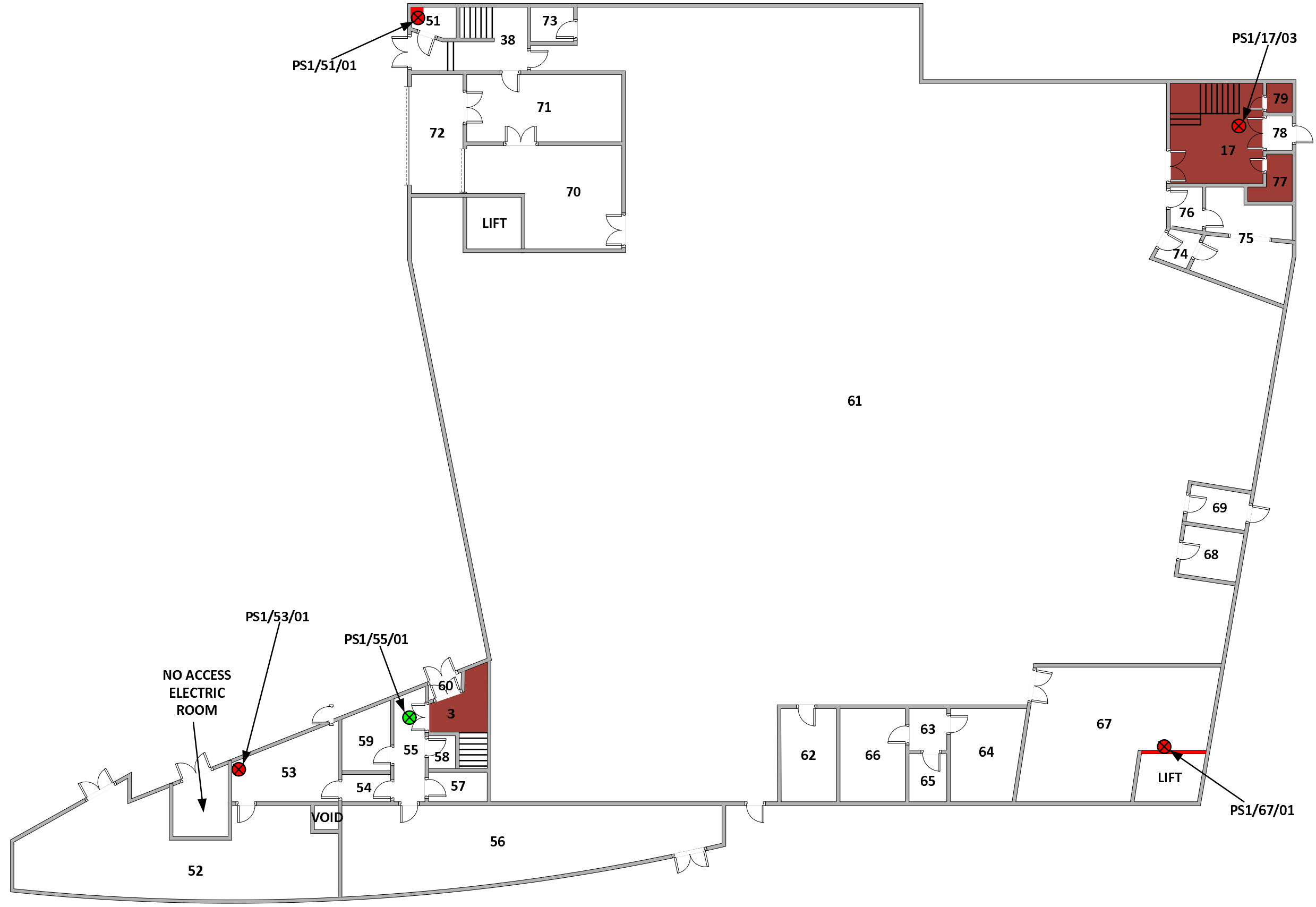
Refurbishment/Demolition Survey: Full access sampling and identification survey (Replacing Type 3 Survey)

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

Building PS1
Ground Floor



KEY

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

Sample Location Plan

1 Portugal Street East, Manchester, M1 2WX



Building PS1
First Floor



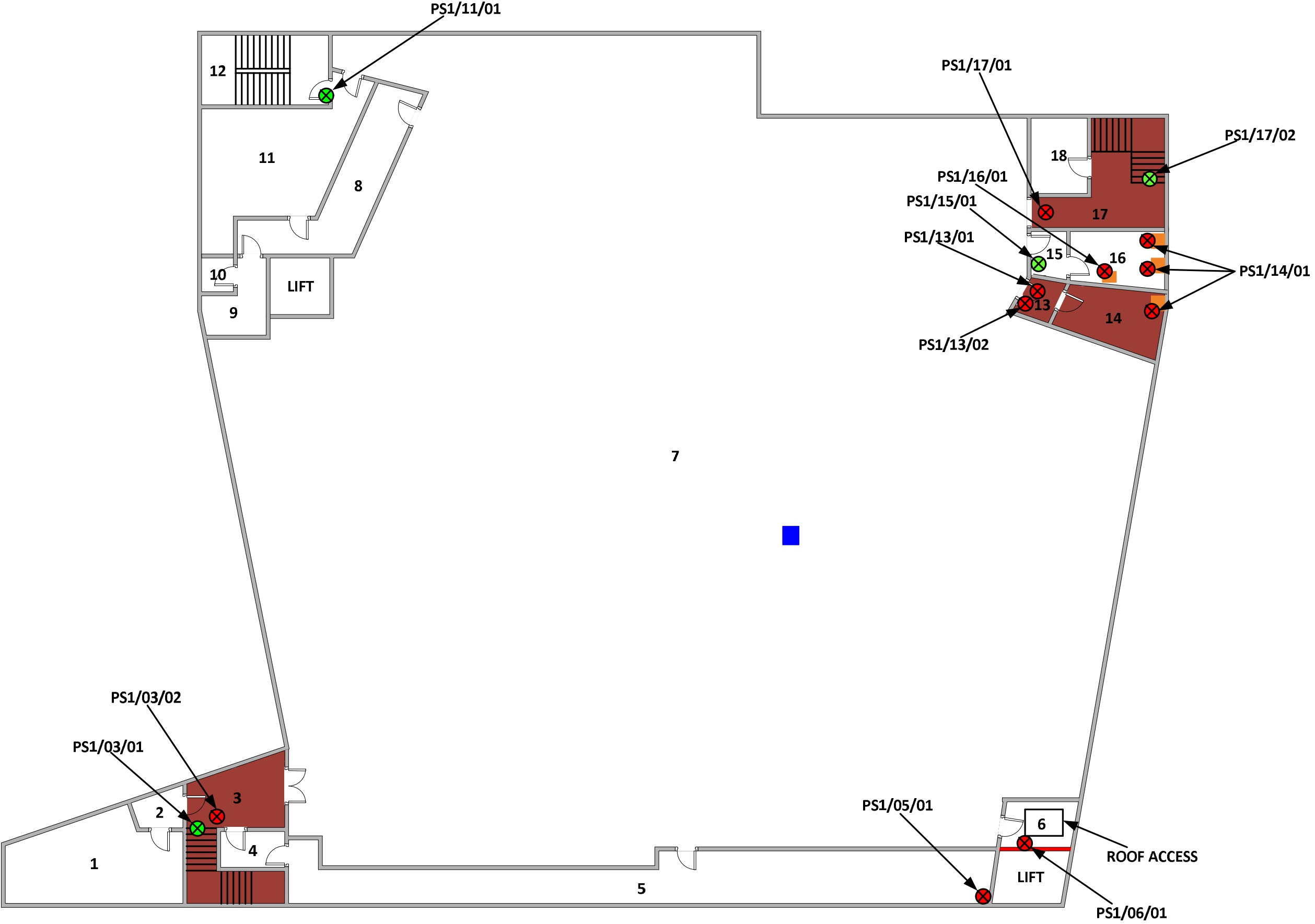
KEY

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

Sample Location Plan

1 Portugal Street East, Manchester, M1 2WX

Building PS1
Second Floor



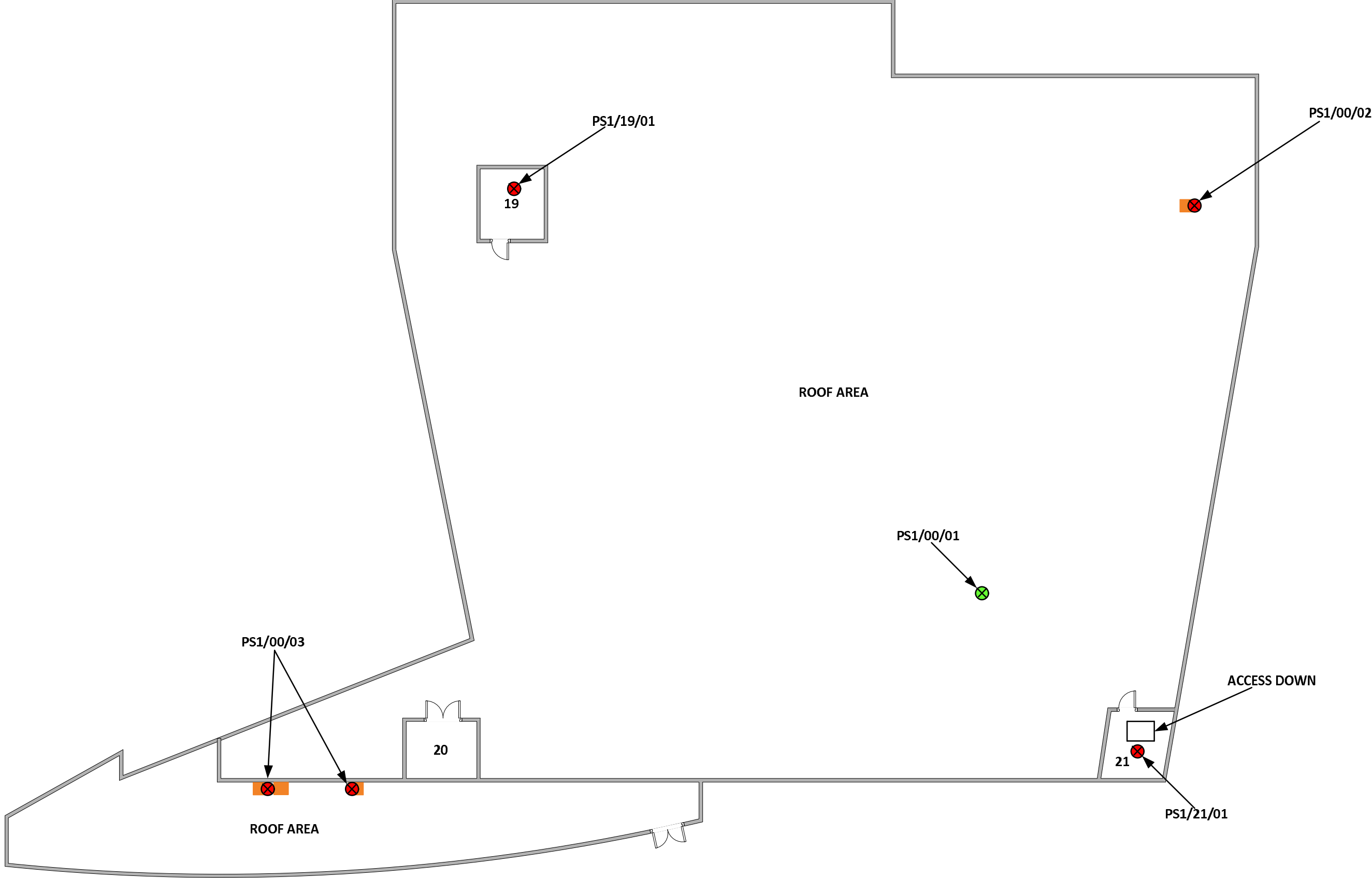
KEY

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

Sample Location Plan

1 Portugal Street East, Manchester, M1 2WX

Building PS1
Roof Level



KEY

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

Sample Location Plan

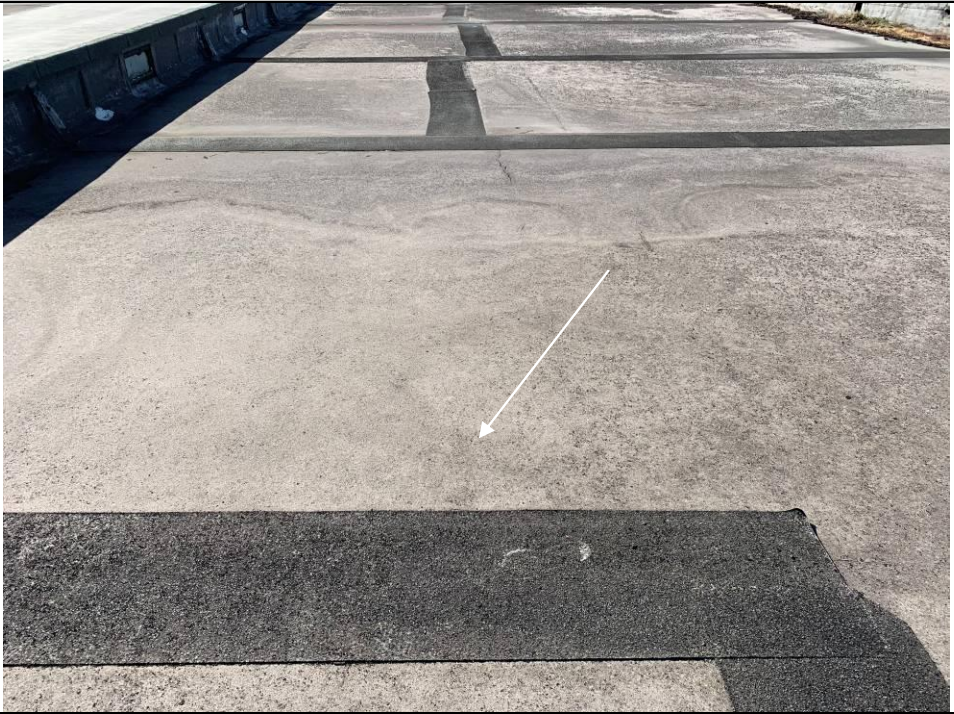
1 Portugal Street East, Manchester, M1 2WX



Appendix C

Material Assessment Sheets/Register

Material Assessment Sheet

Site	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	External, Main Roof		
Detail	Roof Felt		
Result	No Asbestos Detected		
Sample No.	PS1/00/01		
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 .	
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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	External, Main Roof		
Detail	Flue		
Result	CHRYSTILE		
Sample No.	PS1/00/02		
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	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	4	
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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	External, Main Roof	
Detail	Flue (running down side of building)	
Result	CHRYSTILE	
Sample No.	PS1/00/03	

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 VERY LOW	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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, Room 3 (stairwell)		
Detail	Stair Tread		
Result	No Asbestos Detected		
Sample No.	PS1/03/01		
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 .	
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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, All Floors, Rooms 3 & 3A (stairwell)		
Detail	Floor Tile & Adhesive		
Result	CHRYSTILE		
Sample No.	PS1/03/02		
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	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	4	
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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Rooms 5 & 7	
Detail	Flashguard (within older electric boxes)	
Result	CHRYSTILE	
Sample No.	PS1/05/01	

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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, Second Floor, Room 6		
Detail	Wall Board		
Result	AMOSITE & CHRYSTILE		
Sample No.	PS1/06/01		
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 7	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	Removal must be carried out by licensed Asbestos Contractors		
Surveyor's comment	This product requires a minimum 14 days notification to the HSE prior to removal		
Surveyor Stuart Miller	QA Check	Date: - May 2020	

Material Assessment Sheet

Site	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Room 11	
Detail	Fire Door	
Result	No Asbestos Detected	
Sample No.	PS1/11/01	
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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Rooms 13 & 14	
Detail	Blue Floor Tile & Adhesive	
Result	CHRYSTILE	
Sample No.	PS1/13/01	

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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Rooms 13 & 14	
Detail	Grey Floor Tile & Adhesive	
Result	CHRYSTILE	
Sample No.	PS1/13/02	



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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Rooms 14 & 16	
Detail	Toilet Cistern	
Result	AMOSITE	
Sample No.	PS1/14/01	



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 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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, Second Floor, Rooms 15 & 16		
Detail	Blue Lino		
Result	No Asbestos Detected		
Sample No.	PS1/15/01		
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 .	
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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Room 16	
Detail	Flue	
Result	CHRYSTILE	
Sample No.	PS1/16/01	



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.
	4	
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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Second Floor, Room 17 (stairwell)	
Detail	Floor Tile & Adhesive (under carpet)	
Result	CHRYSTILE	
Sample No.	PS1/17/01	

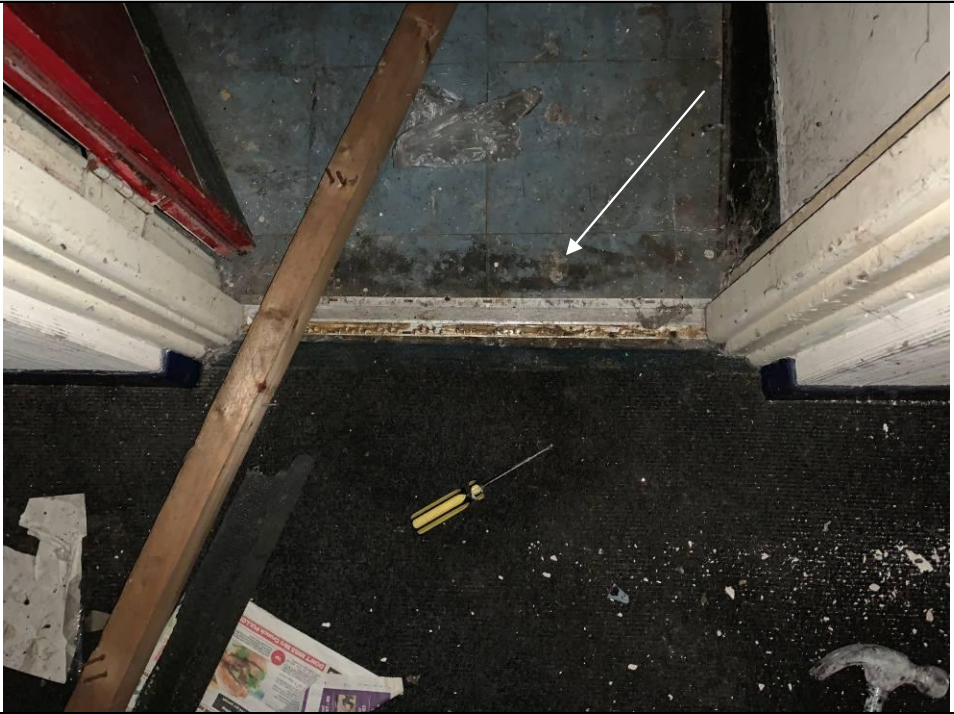
Sample variable	Score	Examples of scores
Product type or debris from product	1 2 3	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.) Asbestos insulating board, asbestos millboard, other low-density 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 3	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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, All Floors, Room 17 (stairwell)		
Detail	Stair Tread		
Result	No Asbestos Detected		
Sample No.	PS1/17/02		
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	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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Ground Floor, Rooms 17, 77 & 79 (stairwell)	
Detail	Floor Tile & Adhesive (under carpet in 17)	
Result	CHRYSTILE	
Sample No.	PS1/17/03	



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 3	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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Roof Level, Room 19 (plant room)	
Detail	Brake Pad (within lift machinery)	
Result	CHRYSTILE	
Sample No.	PS1/19/01	



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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Roof Level, Room 21 (plant room)	
Detail	Electric Box Board (within electric box)	
Result	CHRYSTILE	
Sample No.	PS1/21/01	

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 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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, First Floor, Rooms 25 & 26	
Detail	Artex	
Result	No Asbestos Detected	
Sample No.	PS1/25/01	
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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, Throughout Building		
Detail	Rope Seal (throughout all metal downpipes)		
Result	CHRYSTILE		
Sample No.	PS1/29/01		
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 .	
	LOW	5	
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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, First Floor, Rooms 29, 31, 32 & 33		
Detail	Floor Tile & Adhesive (under carpet)		
Result	CHRYSTILE		
Sample No.	PS1/29/02		
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	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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, First Floor, Room 30		
Detail	Ceiling Board & Debris		
Result	No Asbestos Detected		
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	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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, First Floor, Room 30	
Detail	Wall Board	
Result	AMOSITE & CHRYSTILE	
Sample No.	PS1/30/02	



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 LOW	Score 6	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	Removal must be carried out by licensed Asbestos Contractors	
Surveyor's comment	This product requires a minimum 14 days notification to the HSE prior to removal	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, First Floor, Rooms 35, 36, 37, 39, 40, 41, 42, 43 & 44		
Detail	Floor Tile & Adhesive (under carpet & screed in some rooms)		
Result	CHRYSTILE		
Sample No.	PS1/35/01		
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	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Internal, First Floor, Room 43		
Detail	Safe Insulation Board (throughout document safe)		
Result	CHRYSTILE		
Sample No.	PS1/43/01		
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 .	
	LOW	5	
Recommendations	Removal must be carried out by licensed Asbestos Contractors		
Surveyor's comment	This product requires a minimum 14 days notification to the HSE prior to removal		
Surveyor Stuart Miller	QA Check	Date: - May 2020	

Material Assessment Sheet

Site	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, First Floor, Room 43	
Detail	Rope Seal (throughout document safe)	
Result	CHRYSTILE	
Sample No.	PS1/43/02	

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 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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, First Floor, Rooms 47, 48, 49 & 50	
Detail	Floor Tile (under lino in 47 & 48)	
Result	No Asbestos Detected	
Sample No.	PS1/47/01	

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 N/A	Score 0	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	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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Ground Floor, Room 51	
Detail	Boarding (where pipes run through ceiling)	
Result	AMOSITE & CHRYSTILE	
Sample No.	PS1/51/01	



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 MEDIUM	Score 7	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	Removal must be carried out by licensed Asbestos Contractors	
Surveyor's comment	This product requires a minimum 14 days notification to the HSE prior to removal	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Material Assessment Sheet

Site	1 Portugal Street East, Manchester, M1 2WX		
Zone	Building PS1		
Loc.	Throughout all Pipework		
Detail	Gasket		
Result	CHRYSTILE		
Sample No.	PS1/53/01		
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.	
	LOW	5	
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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Ground Floor, Rooms 55, 57 & 58	
Detail	Floor Tile (under carpet)	
Result	No Asbestos Detected	
Sample No.	PS1/55/01	



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 N/A	Score 0	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	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	1 Portugal Street East, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Internal, Ground Floor, Room 67	
Detail	Wall Board	
Result	AMOSITE & CHRYSOTILE	
Sample No.	PS1/67/01	



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 6	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	Removal must be carried out by licensed Asbestos Contractors	
Surveyor's comment	This product requires a minimum 14 days notification to the HSE prior to removal	
Surveyor Stuart Miller	QA Check	Date: - May 2020

Appendix D

Certificates of Analysis

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client M2 Environmental Ltd
Address: 2nd Floor
 Maritime House Harbour Walk
 The Marina
 Hartlepool
 TS24 0UX

Site Portugal Street East
Address: Manchester
 M1 2WX

Samples Received: 23/04/2020

Issue Date: 28/04/2020

Order Placed By: Mr J Burke

Sampled By: M2 Environmental Ltd

Analysed on: 28/04/2020

Authorised Signatory:



Job Title: Laboratory Analyst

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:
BS124967	PS1/00/01	-	Roof Felt	No Asbestos Detected	Ms R Jones
BS124968	PS1/00/02	-	Asbestos Flue	Chrysotile	Ms R Jones
BS124969	PS1/00/03	-	Asbestos Flue	Chrysotile	Ms R Jones
BS124970	PS1/03/01	-	Stair Tread	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.

Analysed at:

Wakefield Office:
 Parkway House, Wakefield Road
 Ossett, Wakefield, West Yorkshire
 WF5 9JD
 Tel: 01924 274 777
 Email: sales@bradley-enviro.co.uk



1155

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:
BS124971	PS1/03/02	-	Asbestos Floor Tile	Chrysotile in tile and adhesive	Ms R Jones
BS124972	PS1/05/01	-	Asbestos Flash Guard	Chrysotile	Ms R Jones
BS124973	PS1/06/01	-	Asbestos Wall Board	Chrysotile + Amosite	Ms R Jones
BS124974	PS1/11/01	-	Fire Door	No Asbestos Detected	Ms R Jones
BS124975	PS1/13/01	-	Asbestos Blue Floor Tile	Chrysotile in tile and adhesive	Ms R Jones
BS124976	PS1/13/02	-	Asbestos Grey Floor Tile	Chrysotile in tile and adhesive	Ms R Jones
BS124977	PS1/14/01	-	Asbestos Toilet Cistern	Amosite	Ms R Jones
BS124978	PS1/15/01	-	Blue Lino	No Asbestos Detected	Ms R Jones
BS124979	PS1/16/01	-	Asbestos Flue	Chrysotile	Ms R Jones
BS124980	PS1/17/01	-	Asbestos Floor Tile	Chrysotile in tile and adhesive	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.

Analysed at:

Wakefield Office:
Parkway House, Wakefield Road
Ossett, Wakefield, West Yorkshire
WF5 9JD
Tel: 01924 274 777
Email: sales@bradley-enviro.co.uk



1155

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:
BS124981	PS1/17/02	-	Stair Tread	No Asbestos Detected	Ms R Jones
BS124982	PS1/17/03	-	Asbestos Floor Tile	Chrysotile in tile and adhesive	Ms R Jones
BS124983	PS1/19/01	-	Asbestos Brake Pad	Chrysotile	Ms R Jones
BS124984	PS1/21/01	-	Asbestos Electric Box Board	Chrysotile	Ms R Jones
BS124985	PS1/25/01	-	Textured Coating	No Asbestos Detected	Ms R Jones
BS124986	PS1/29/01	-	Asbestos Rope Seal	Chrysotile	Ms R Jones
BS124987	PS1/29/02	-	Asbestos Floor Tile	Chrysotile in tile and adhesive	Ms R Jones
BS124988	PS1/30/01	-	Ceiling Board	No Asbestos Detected	Ms R Jones
BS124989	PS1/30/02	-	Asbestos Wall Board	Chrysotile + Amosite	Ms R Jones
BS124990	PS1/35/01	-	Asbestos Floor Tile	Chrysotile in tile and adhesive	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.

Analysed at:

Wakefield Office:
Parkway House, Wakefield Road
Ossett, Wakefield, West Yorkshire
WF5 9JD
Tel: 01924 274 777
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:
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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Appendix E

Areas of No Access

No Access Area Sheet

Site	Portugal Street East Site, Manchester, M1 2WX	
Zone	Building PS1	
Loc.	Sub Station Room Within Building	
Access Gained	No Access Gained to Area	
Reason For No Access	Room was locked and keys held by National Grid	
Recommendations		Area must be surveyed prior to the proposed demolition to confirm or refute the presence of asbestos containing materials within.