

Method Statement for Soft Strip Works

**79 Mosley Street
St Peters Square
Manchester**

Prepared by



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Prepared for:

OBI Property

4th March 2019

Method statement for Investigative Works and Soft Strip works at No. 79 Mosley Street.

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1 SOFT STRIP-OUT WORKS

1.1 Purpose

- i) This report outlines a methodology and schedule of **soft-stripping works** for the currently vacant Grade II listed No. 79 Mosley Street, Manchester City Centre.
- ii) The aim is to clear the buildings of defined debris and modern (non-original) partitions and furniture. The purpose of the soft strip exercise is to allow further inspection of the core structure of the building to facilitate design of a future refurbishment scheme.
- iii) The soft strip works programme is intended to sit separately from the extant listed building consent pertaining to the building. **The purpose of the present report is to identify those component parts of the building which are of no heritage significance and which may therefore be removed without affecting the special interest of the listed building, and hence without the need for Listed Building Consent. By submission of this report to MCC, agreement is sought by exchange of correspondence that LBC is not required and that the works may proceed.**
- iv) The soft strip must be achieved whilst retaining (*either in situ, or setting aside for safe storage on site*) those elements of the listed buildings which will be reinstated as part of the restoration and redevelopment scheme. It is understood that a safe area for storage of materials which may be salvaged within part of the building. The location should be agreed with the client. This applies in particular to the joinery items currently stored in the roof void at third floor level and identified within the schedule below.
- v) The significant components of the building are identified within the significance plans included below. These describe the significance of the building components and identify the room numbers. These plans should be referred to prior to undertaking the works.
- vi) No. 79 Mosley Street has been subject to a detailed **Pre-Refurbishment Asbestos Survey** undertaken by AAC Ltd Asbestos Consultants. The report did identify asbestos-containing materials (ACMs) which require removal under the 2012 Control of Asbestos Regulations. The consequent asbestos removals have been specified by AAC Ltd Asbestos Consultants and form a separate package of works from the soft strip proposals. The asbestos survey and removal works proposal is appended to the present report at Appendix C and D.
- vii) The asbestos removal scope has been reviewed and it is not considered that any of the proposed asbestos removal works would have an impact upon the special interest of the listed building. **In a single instance, in the lower basement area, the programme of asbestos removals requires the temporary lifting of a timber floor to access asbestos debris within the underfloor void. On completion of these works the timber floor will be carefully reinstated.**

- viii) **The soft strip works also include provision for local removal of small areas of plaster to the party wall with the adjacent block on St Peter's Square, on an investigative basis. The purpose of this item of work is to determine the extent of historic dry rot to upper floors and the nature of the construction of the party wall at lower levels. The removal of plaster would be undertaken on a small scale in inconspicuous areas and would be reversible if required. The work would be subject to a detailed method statement and precautions to avoid damage to retained fabric.**
- ix) With the agreement of Manchester City Council (MCC) these works will not require submission of a Listed Building Consent application. This is because the removal of the defined components is deemed to have no impact upon the character or significance of the listed building and the components concerned are deemed to be either of **no significance** or **detrimental significance**. The tables and plans below identify the items of no significance or detrimental significance to be removed as part of the soft strip process.
- x) In the event of uncertainty or doubt the contractor should confirm removal of the component with the project manager and/or conservation consultant, as per the below contact details.
- xi) This document has been prepared on behalf of OBI Property Ltd by Stephen Levrant Heritage Architecture Ltd to inform tender submissions for the redevelopment of No. 79 Mosley Street.
- xii) There may be other fabric components which are to be removed as a part of the implementation of the development. However, such identified historic fixtures and fittings do not form part of the soft strip. Within the schedule below key historic features are identified as being **not for removal** for the avoidance of doubt.

1.2 General Information

i) **Project Location:**

- 79 Mosley Street, St Peters Square, Manchester City Centre

ii) **Statutory heritage designations**

- The building is Grade II listed and forms part of the George Street. The statutory list entry is provided at Appendix A.

iii) **Project Team:**

Client: OBI Property Ltd
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1.3 79 Mosley Street – Heritage Introduction to the Building.

- i) The present building upon the site is likely to have been speculatively constructed in c1870 by an unknown architect, and combined both warehouse, office and shop accommodation in one building, thus taking advantage of the three most lucrative areas of commerce during the last quarter of the 19th Century.
- ii) The building has been occupied by a varied succession of different uses and companies since its construction, with some office based companies such as the Manchester Guardian Society for the Protection of Trade occupying part of No. 79 from 1880 to 1901, whilst small shop outlets like the Macbeth Brother's Tailors occupied the ground floor shop units during the same period. The Princess Street and Back George Street aspects of the building were purposely designed to be used as warehousing, with an integral hoist system to the centre of Back George Street, to serve all warehouse floors.
- iii) Internally, this part of the building employed a different form of construction to that of the office part of the building. The open-plan floors of the warehouse are supported by a series of cast iron columns, which support the ceiling structure. The third floor of the warehouse contains no cast iron columns, which shows that the columns were intended for the loading of warehouse goods on each floor above.

- iv) The warehouse was not intended to be let to a single occupier, instead it could be let to a number of occupiers who only needed a single floor. Access to the warehouse floors was from the stairwell at No. 16 Princess Street.
- v) The office accommodation within the building was located along the upper floors of No. 79 Mosley Street elevation, and extended partly along the Princess Street aspect. The office floors were designed to be let out independently, and were accessed via a dog-leg stairs and passenger lift. The office floors were split into two main open-plan rooms, each with two chimney breasts, originally containing fire surrounds.
- vi) In 1955 the Huddersfield Building Society took over the corner shop at No. 77 and redesigned the exterior and interior of the shop in an Art Deco style, a style, although typically associated with the 1930s, was still being used following the end of the Second World War.
- vii) Externally, The building is loosely Italianate in style, with both principle elevations, fronting Princess Street and Mosley Street, being in red brick and decorated with moulded cream stone window surrounds, sill courses and a balustrade parapet at roof level. The window arrangement and decoration across the principle elevations alternate as the building rises to third floor level.
- viii) The basement level is constructed of rock-formed rustication in stone. The ground floor level contains segmental headed windows, set within deep moulded stone surrounds and oversized keystones. The first floor level windows are contained within flat-headed window openings, each with eared stone surrounds. The second floor level windows are set within segmental stone surrounds, each with overhanging pediments, the second floor contains seven stone balcony's, looking out onto Princess and Mosley Street. The third floor level windows are set within flat-headed openings, with projecting central keystones to each. The elevations are surmounted by a deep stone and brick bracketed eaves course, which terminates by a continual stone balustrade at roof level.
- ix) The rear elevation, fronting Back George Street, received little architectural decoration, and was simply embellished with flat rubbed brick window arches and one-over-one sash windows. The centre of the elevation contains a now filled-in hoist from first to third floor level. This recessed hoist serviced the warehouse floors of No. 16 Princess Street, and was probably filled in and incorporated into the warehouse floors during the 1930's.
- x) A full assessment of the building's development and significance has been submitted within the Heritage Statement produced by Heritage Architecture in December 2017. The Statutory List Entry is provided at Appendix A.

1.4 Assessment of Significance and Surveys to Date.

- i) A study of significance of the building was completed in 2017 by Heritage Architecture Ltd comprising an initial Heritage Appraisal and subsequent Heritage Statement.
- ii) This work encompassed: historical research in the historical evolution of the building, giving a brief account of the main alterations that occurred over the building's life. The

below plans summarise the relative significance of the interior features, building by building.

- iii) Access for surveying purposes was possible to the majority of 79 Mosley Street, the exception being except the majority of the basement and parts of the ground floor, where asbestos was found and access is now restricted. Some rooms within the building were obstructed and a survey was unable to be undertaken at that time.
- iv) The fieldwork for the present report took place on Friday 22nd February 2019. The weather conditions were warm with sunshine.
- v) Where parts of the ground floor and basement were not accessible during the February 2019 fieldwork, these will be re-surveyed when access is available and will be the subject of a supplement to the present report.

2 METHODOLOGY

2.1 Soft Strip-out Works - Methodology

- i) The scope of soft strip-out works is limited to elements of the building considered to be movable objects and those fittings which are lightly attached to the building.
- ii) Removal of elements considered to be fixtures or immovable elements of the architecture may require submission of an application for Listed Building Consent to MCC. If in doubt seek clarification from the project architects.
- iii) All soft strip-out works should preferably be performed by a contractor with proven experience with the material substrates affected during removal of fittings.
- iv) All removals shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable, allowing for future re-use or reinstallation of materials *in situ* or elsewhere.
- v) The strip-out works are necessary to facilitate the execution of detailed investigative works and to better inform the potential future viable uses for the building. The strip-out works will focus particularly on the removal of:
 - a) Modern suspended ceilings, plasterboard linings and doors;
 - b) Floor coverings;
 - c) Secondary glazing (apart from the exceptions noted in the schedule below);
 - d) Kitchenette and WC facilities

2.2 Important Notes

- i) The contractor will remain responsible for the work executed and for the application of this methodology.
- ii) The works described shall be undertaken efficiently in a professional manner.
- iii) All work to be performed in the building should be executed in a manner so as to cause minimum disturbance to remaining historic features and building materials.
- iv) Protect fragile historic features where necessary, such as original windows, in the adjacencies of areas proposed for soft stripping following the specification for protection herein stated.
- v) Removal of modern services should preferably be performed by a contractor of the particular trade in question. All removals shall be completed in the most careful manner preventing unnecessary destruction of adjacencies.
- vi) All damage occasioned at any time is to be completely repaired to the Conservation Consultant's satisfaction.
- vii) Damage to a listed building by completing unauthorised works is a criminal offence.

- viii) Any removals of scrap metal must be completed in strict accordance with the Scrap Metal Dealers Act 2013, and a credit offered back to the client for any monies received.
- ix) All services removals must be undertaken by an appropriately qualified person, e.g. GasSafe for gas removals, NICEIC for electrical removals.

2.3 Important definitions/clarifications.

- i) The following definitions are to be used in the soft stripping works:
“Carefully remove and clear away” includes:
 - Carefully dismantle the element without causing damage to the structure; ease up and spring out the joinery; nails to be removed by hammering through reverse side. If clawed out, the leverage surface must be protected by metal slips;
 - Carefully remove fixing, ironmongery and brassware where present;
 - Identifying the objects and place of origin, and label;
 - Remove from site to a specified and agreed location.
- ii) The Contractor remains responsible for the work executed and for the application of this methodology.
- iii) Removal of materials shall be confined to those structures identified within the

2.4 Survey

- i) The contractor must acquaint themselves with the building condition before commencement of works, with reference to the supplied drawings and take all reasonable steps to ensure a safe working environment.
- ii) Before starting any works, examine all available information, carry out a survey of the structure(s), site and surrounding area, and submit a survey report and method statement to the project manager covering all relevant matters listed below and in the relevant Health and Safety Executive Guidance:
 - The form, condition and demolition methods of the structure(s).
 - The form, location and removal methods of any toxic or hazardous materials.
 - The identification and location of services above and below ground.

2.5 Services Affected by Demolition

- i) Removal work carried which affects existing services, other than herein defined, should not be undertaken.

2.6 Workmanship and Heritage Induction

- i) **Workmanship** shall be in strict accordance with all current British Standards Code of Practice BS 7913 – Guide to Principles of the Conservation of Historic Buildings and BS 8000 workmanship series.
- ii) Prior to commencement of the soft strip works, the appointed Contractor will receive an induction on the heritage significance and sensitivity of the **building** to ensure that the soft strip does not result in any damage or loss of important fabric. All personnel, and any persons working in this building, should also receive a heritage induction and made aware of the implications of the listed status prior to undertaking any works

2.7 Dust

- i) Reduce dust by properly protecting area of works with plastic and tarpaulin as necessary to safeguard the wellbeing of buildings users.

2.8 Burning on site and Gas and Vapour Risks

- i) Burning on site will not be permitted.
- ii) Any works that might incur in production of gas or vapour will not be permitted.

2.9 Noise

- i) Works that cannot be executed without undue noise or vibration shall be carried out, without additional charge, at such times as are to be agreed with client.

2.10 Protection

- i) Areas surrounding removal of modern screens and defined structures should be protected from damage during operations. Protection methods might include plywood panels, tarps and plastic sheets.
- ii) Ensure provision and maintenance of special protective measures, such as boarding, screens and barriers necessary to keep the building secure and to prevent damage to, or theft of, the significant items defined in the notes within the schedule including items such as glazing, original staircases, joinery, cornices, etc.
- iii) The adopted means of protection are to be secured to battens fixed to mortar joints and not to facing brick or window frames, joinery, cornices, skirting, tiles or architectural features.

- iv) Prevent damage to any fittings or equipment in the existing property.
- v) Provide and maintain during the execution of the works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing, retained structures.
- vi) Ensure, once the soft strip works are completed, that any areas exposed by the removal of material are protected from wind and weatherproofed to prevent further degrading of existing fabric.
- i) All personnel and any persons working in this building on the soft strip works programme should be provided with the Asbestos Survey Reports and made aware of its implications and information prior to undertaking any works.

3 SCHEDULE OF SOFT STRIP-OUT WORKS – 79 MOSLEY STREET

General notes:

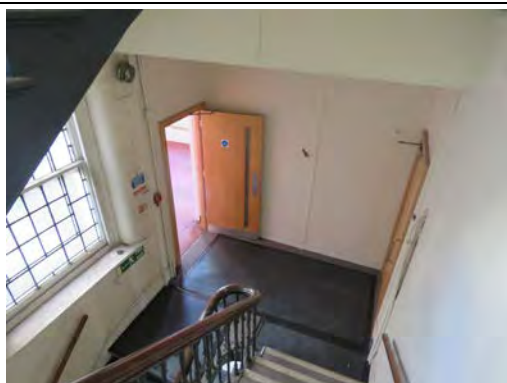
1. Remove and dispose of all materials unless otherwise instructed by the client.
2. For room location of Soft Strip works refer to the significance plans at Appendix B below.
3. Only structures identified in the table below shall be removed at Soft Strip stage.
4. Refer also to the notes on items for retention at the end of the schedule

Room number / area	Element to be removed / significance	Description	Photo
All floors	All WC fittings, of no historic significance	WC fittings including WCs, urinals, cubicles, mirrors, tiling, fixtures and fittings	
All floors	All kitchenette fittings, of no historic significance	Kitchenette fittings including worktops, taps, basins, plumbing, tiling, appliances, fixtures and fittings	
All floors	Perimeter radiators and pipework, of no historic significance	Perimeter radiators, pipework, boilers, associated fixtures and fittings	

Room number / area	Element to be removed / significance	Description	Photo
All floors	M&E installations, all of no historic significance	M&E installations generally, comprising electrical installations and wiring, telecoms, service trays and ducting.	
All floors	Floor coverings, of no historic significance	Floor coverings generally comprising carpets, tiles, hardboard, lino stair treads, and similar materials.	
All floors	Modern suspended ceilings, of no historic significance	Modern suspended ceilings comprising aluminium channel supports, tiled insert sections, lighting, perimeter fixings and all other related fixtures.	
3 rd Floor	Modern entrance door to hoist shaft, of no historic significance	Modern sliding timber door with glazed panel	

Room number / area	Element to be removed / significance	Description	Photo
3 rd floor	Double doors of no historic significance	Set of modern double doors at entrance to principal staircase	
3 rd floor	Plasterboard boxing in of no historic significance	Plasterboard boxing in to principal staircase	
3 rd floor	Door frame and panelling surround of no historic significance	Timber door frame and panelling surround	
3 rd floor	Panelling enclosure of no historic significance	Boarding / panelling to staircase enclosure. Special note: Care required as the panel may conceal historic glass which should be protected and left in situ	

Room number / area	Element to be removed / significance	Description	Photo
3 rd floor	Single entrance doors of no historic significance	Two modern single entrance doors and frames to former side office and kitchenette from office floor plate	
3 rd floor	Door frame of no historic significance	Timber door frame to former set of double doors	
3 rd floor	Entrance vestibule, doors and associated areas around secondary staircase of no historic significance	Entrance vestibule structure, doors to WC and shower room, WC and shower room contents and fit out including tiling, cubicles, plumbing and related items.	
3 rd floor	Column encasements of no historic significance	Plasterboard column encasements to rear (former warehouse) section of building.	

Room number / area	Element to be removed / significance	Description	Photo
3 rd floor	Secondary glazing, of no historic significance	Modern secondary glazing inward opening timber framed casement units to third floor	
2 nd floor	Single entrance doors, of no historic significance	Two modern single entrance doors and frames to secondary staircase from office floorplate.	
2 nd floor	Plasterboard boxing in of no historic significance	Plasterboard boxing in to principal staircase	
2 nd floor	Single entrance door of no historic significance	Modern single entrance doors and frame to former side office from office floor plate	

Room number / area	Element to be removed / significance	Description	Photo
2 nd floor	Column encasements of no historic significance	Plasterboard column encasements to front and rear (former office and former warehouse) sections of building.	
2 nd floor	Secondary glazing, of no historic significance	Modern secondary glazing inward opening timber framed casement units to second floor	
1 st floor	Single entrance doors, of no historic significance	Two modern single entrance doors and frames to secondary staircase from office floorplate.	
1 st floor	Window blinds, of no historic significance	Vertical window blinds to first floor.	No photograph

Room number / area	Element to be removed / significance	Description	Photo
1 st floor	Double doors of no historic significance	Set of modern double doors at entrance to principal staircase	
1 st floor	Panelling enclosure of no historic significance	Boarding / panelling to staircase enclosure. Special note: Care required as the panel may conceal historic glass which should be protected and left in situ	
1 st floor	Single entrance doors, of no historic significance	Modern single entrance doors and frames to first floor generally.	
1 st floor	Column encasements of no historic significance	Plasterboard column encasements to front and rear (former office and former warehouse) sections of building.	

Room number / area	Element to be removed / significance	Description	Photo
1 st floor	Secondary glazing, of no historic significance	Modern secondary glazing inward opening timber framed casement units to first floor except those units identified in the notes below as being of significance.	
Lift core	External linings to lift of no significance	External lift linings	No photograph.
All floors	Local plaster removals to party wall (of some limited significance)	To determine the extent of historic dry rot to upper floors (aligned with the stair) and the construction of the party wall at lower levels in the former restaurant area and ground floor above (rear third of the building line)	

In case of doubt the Project Manager / Conservation Consultant should be consulted before fabric is removed.

Notes on items for retention and protection during the works.

The following specific items are to be retained and carefully protected during the works:

- i) Architraves, cornices, dado rails, and fire surrounds generally.
- ii) Cast iron balusters, timber handrail, and windows to secondary staircase.
- iii) Loose joinery items stored within ceiling void to third floor (see photograph below)
- iv) Built-in shelving and cornice to side office to second floor (see photograph below)
- v) Alternate secondary glazing typology to parts of first floor (see photographs below)

Room number / area	Element to be <u>retained</u> / protected	Photo
3 rd floor	Stored joinery items to ceiling void	
2 nd floor	Built-in cupboards to side office	

Room number / area	Element to be retained / protected	Photo
1 st floor	Alternate secondary glazing typology to parts of first floor, to be retained	
1 st floor	Alternate secondary glazing typology to parts of first floor, to be retained (detail of handle)	

APPENDIX A: STATUTORY LIST DESCRIPTION: 79 MOSLEY STREET

Name: 77 AND 77A, MOSLEY STREET, 14 AND 16, PRINCESS STREET

List entry Number: 1271097

Grade: II

Date first listed: 03-Oct-1974

UID: 456070

List entry Description

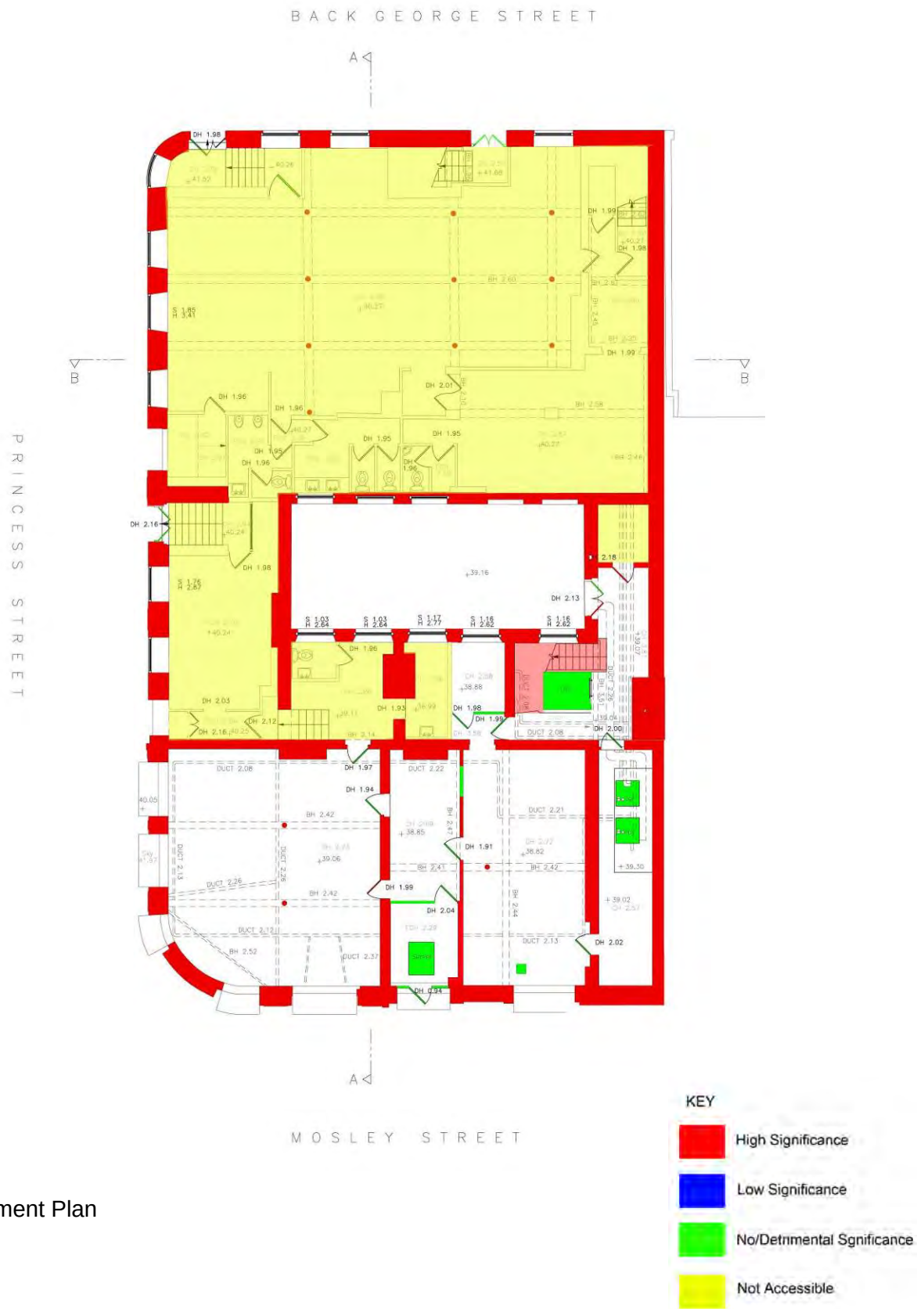
SJ8497NW PRINCESS STREET 698-1/32/322 (South West side) 03/10/74 Nos.14 AND 16

GV II

Includes: Nos.77 AND 77A MOSLEY STREET. Offices and home trade warehouse, now bank and offices. c.1860-70, altered. Red brick with sandstone dressings (roof concealed). Rectangular plan parallel to street, on end of block site, with curved corners. Four storeys over basements, 4:2:4 windows, plus 3-window corners; stone plinth, pilaster strips framing the centre, sill-bands to all floors with saw-tooth courses below the windows, bracketed cornice and balustraded parapet. Arcaded ground floor with panelled pilasters, moulded impostes and stilted segmental arches with keystones, square-headed doorway to 4th bay and sashed windows to the other bays (but 2 bays at right-hand end, and the corner, now have C20 bank front). All upper floors have windows with moulded architraves, those at 1st floor with cornices, those at 2nd floor segmental-headed with keystones and cornices, and those at 3rd floor with keystones; but windows at 1st and 2nd floors of centre and corners have more elaborate treatment, those at 1st floor with swagged cartouches and masks on the heads, and those at 2nd floor with balustraded balconies. Most windows sashed without glazing bars. Five-bay returned ends similar.

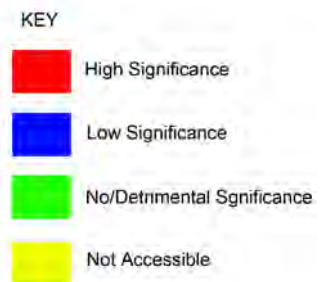
APPENDIX B: SIGNIFICANCE PLANS

8.2 Appendix ii: Significance plans



Basement Plan





First Floor Plan



Second Floor Plan







Mosley Street Elevation – Note the shopfront highlighted in green is of no significance, but following investigative works, the original shopfront structure has been discovered beneath which is of high significance.

KEY

- High Significance
- Low Significance
- No/Detrimental Significance
- Not Accessible



Back George Street Elevation

KEY

■	High Significance
■	Low Significance
■	No/Detrimental Significance
■	Not Accessible

APPENDIX C: ASBESTOS REFURBISHMENT SURVEY (AAC LTD)



79 Mosley Street
Manchester, M2 3LQ



REFURBISHMENT/DEMOLITION SURVEY

22nd March 2016
(Updated December 2018)

OBI Property
80 Mosley Street
Manchester, M2 3FX

Asbestos Assessment & Control Ltd

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Todd Street
Bury
BL9 5BJ

Tel: 0161 762 0201

Fax: 0161 762 0112

Email: info@asbestosassessment.com

Website: www.asbestosassessment.com

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SUMMARY OF FINDINGS

A Refurbishment/Demolition Survey was carried out at 79 Mosley Street, Manchester, M2 3LQ, on the 22nd March 2016 and was updated in December 2018. The purpose of the survey is to identify, so far as reasonably practicable, asbestos containing materials (ACM's) and was conducted by a team of experienced asbestos Surveyors from Asbestos Assessment and Control Ltd.

We found the following asbestos containing materials to the outside of the building:-

- Asbestos rope was identified as bedding to the various rooftop skylights. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. If works are likely to disturb the material, it should be removed and disposed of as asbestos waste. (S# 32)

We found the following asbestos containing materials to the inside of the building:-

General

- Compressed asbestos fibre (CAF) gaskets were identified to pipework flange joints throughout the building. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. If / when the material is to be removed, it should be disposed of as asbestos waste. (S# 14)

Basement

- Approximately 45 Lin m of asbestos insulation board was identified as cladding to the Restaurant Seating Area ceiling beams (please see plan for extent and location). A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removal contractor prior to any works in this area. (S# 01)
- Approximately 20 Sq. m of asbestos insulation board was identified to the Restaurant Seating Area / Entrance ceilings, beyond existing finishes (please see plan for extent and location). A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 02)
- Approximately 9 Lin m of asbestos insulation board was identified as cladding to the Restaurant Kitchen and Kitchen Lobby ceiling beams (please see plan for extent and location). The material is visually similar to that within the Restaurant Seating Area and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 01)
- 1 No. redundant safe unit within the Under-stairs Store is presumed to contain concealed asbestos as fire protection. The safe should be removed whole and disposed of as asbestos waste prior to any works in this area.
- Old electrics to the Restaurant Electrics room wall are presumed to contain concealed asbestos components such as flash pads, cement separators, rope seals etc. If / when the units are to be replaced, they should be removed whole and disposed of as asbestos waste.

- A small piece of asbestos cement board was identified as an external vent cover to the Safe Room. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste. (S# 05)
- Asbestos thermal insulation debris and residues were identified to surfaces, walls, wall penetrations, pipework and brackets (approximately 170 Lin m total pipework) at high and low levels throughout the Lift Lobby / Safe Room Lobby and Plant Room (also above the Safe Room). A number of samples were analysed and the results returned were all found to be positive for the presence of asbestos. Access to the area should be restricted until such time as a full environmental clean can be undertaken by a licensed asbestos removals contractor. (S# 07, 08, 09, 10, 11, 12 & 13)
- Approximately 8 Sq. m of asbestos thermoplastic beige tiles were identified to the Office floor and were seen to continue into the File Store Lobby and File Store. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste prior to any works in this area. (S# 16)
- Approximately 10 Sq. m (total) of asbestos cement board was identified to a section of the File Store ceiling at the Mosley Street side of the room, passing through into the Server Room (please see plan for location and extent). A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste prior to any works in this area. (S# 17)
- Asbestos sink pads were identified to the loose, redundant sink unit within the basement Toilet Lobby. It is recommended that the sink unit is removed whole and disposed of as asbestos waste prior to refurbishment works commencing. (S# 04; Certificate No. 1811350)
- An asbestos reinforced composite toilet cistern was identified to the wall of the basement Toilet. It is recommended that the cistern is removed whole and disposed of as asbestos waste prior to refurbishment works commencing. (S# 03; Certificate No. 1811350)
- Approximately 30 Sq. m of asbestos cement boarding was identified to the original ceiling, beyond plasterboard, within the former basement Salon. It is recommended that the boarding is removed and disposed of as asbestos waste prior to refurbishment works commencing. (S# 05; Certificate No. 1811350)
- Loose asbestos insulation board and asbestos cement debris was identified within the sub-floor undercroft, beneath the Restaurant Kitchen, along with general building waste and rubble. It is recommended that the floor of the Undercroft is environmentally cleaned by a licensed asbestos removal contractor, prior to refurbishment works commencing. (S# 06; Certificate No. 1811350)

Ground Floor

- Approximately 4 Lin m of asbestos thermal insulation was identified to 1 No. vertical pipe to the front corner of the Mosley Street Side Entrance Lobby. The material is visually similar to that within the Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)

- Approximately 4 Lin m (each) of asbestos thermal insulation was identified to 2 No. vertical pipe, to the right hand side of the Lift Lobby chimney and is presumed to pass through into the floor void. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 21)
- Approximately 4 Lin m (each) of asbestos thermal insulation was identified to 2 No. vertical pipes to the Lightwell Lobby Store box-work. The material is visually similar to that within the Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)
- Approximately 3 Lin m of asbestos thermal insulation was identified to 1 No. vertical pipe within box-work on the half-landing of the Lift Stairwell. The material is visually similar to that within the Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)
- Approximately 2 Sq. m of asbestos insulation board with associated debris to the floor was identified to the Ground Floor Fire Escape door, door head and Landing, accessed via the Rear Fire Exit. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 04)

First Floor

- Approximately 1 Sq. m of asbestos cement board was identified as a panel behind the end Open Plan Office radiator. The material was visually similar to that of the Basement Safe Room vent cover and is therefore presumed to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste prior to any works in this area. (As S# 05)
- Asbestos thermal insulation debris / residues were identified within the Lightwell Lobby floor, seen to pass up from the lagged pipework below. The material is visually similar to that within the Ground Floor Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)
- A small piece of asbestos insulation board was identified as a panel to the Lift Stairwell half-landing ceiling. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 27)

Second Floor

- Approximately 3 Lin m of asbestos thermal insulation was identified to 1 No. horizontal pipe within the Central Kitchen ceiling void, running parallel to the door, with a further 3 Lin m identified to 1 No. vertical pipe, to the left hand side wall. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 30)

- 1 No. redundant safe to the Mosley Street Large Office is presumed to contain concealed asbestos components for fire protection. The safe should be removed whole and disposed of as asbestos waste prior to any works in this area.

Third Floor

- Approximately 5 Lin m of asbestos insulation board was identified as cladding to steelwork within the Open Plan Office ceiling void, between the Main Staircase door and Back George Street. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 31)

Other non-asbestos materials identified:-

General

- Non-asbestos stair nosings were identified to stairs throughout the building. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 33)

Basement

- Non-asbestos insulation board was identified as a lining to the Restaurant Electrics room door. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 03)
- Non-asbestos insulation board was identified as an internal lining to 2 No. Safe Room filing cabinets. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 06)
- Non-asbestos insulation board was identified as a lining to a high level Plant Room shelf, above the door. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 15)
- Non-asbestos textured coatings were identified to the ceiling of the basement Toilet and Toilet Lobby. No further action is required for this material, it is mentioned for identification purposes only. (S# 01; Certificate No. 1811350)
- Non-asbestos red floor tiles were identified within the basement Toilet, Toilet Lobby and Wash Room. No further action is required for this material, it is mentioned for identification purposes only. (S# 02; Certificate No. 1811350)

Ground Floor

- Green, brown, yellow and blue vinyl / floor tiles were identified as primary floor coverings and beneath existing floor coverings to a number of areas throughout the Ground Floor. Samples of the materials were analysed and the results returned were all found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 18, 19, 23, 24)

- Non-asbestos insulation board was identified as a partition wall to the left of the Princess Street Entrance stairs. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 20)
- Non-asbestos insulation board was identified as a door surround to the Rear Fire Exit Store. The material is visually similar to Princess Street Entrance partition and is therefore presumed to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (As S# 20)
- Non-asbestos textured coating was identified to the Mosley Street Side Entrance Lobby ceiling. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 22)
- A non-asbestos sink pad was identified to the Central Kitchen sink unit. The material is known to be negative for the presence of asbestos, however it is commonly mistaken for an ACM. No further action is required for this material, it is mentioned for identification purposes only.

First Floor

- Non-asbestos cement board was identified as a door head to the Open Plan Office / Main Staircase door. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 25)
- A non-asbestos sink pad was identified to the Central Kitchen sink unit. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only (S# 26)

Second Floor

- A non-asbestos vinyl and bitumen underlining was identified to the Mosley / Princess Street Corner Office, beneath the wooden floor. This is typical of numerous floor areas throughout the building. Samples of the materials were analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 28, 29)

Areas of No / Limited Access:-

- No access was gained in to the sub-floor Undercroft beneath the basement Restaurant area. As per our survey findings within the adjacent Undercroft below the Kitchen, asbestos insulation board contamination is presumed to be present.
- Limited access could be gained throughout the third floor Loft Areas due to health and safety concerns. Where seen, no asbestos was detected.

Fuse/electric boxes located throughout the survey were not accessed, due to the risk of electrocution. Some older type fuse boxes have been known to contain asbestos products. We presume asbestos is present in this location until proven otherwise.

Although some asbestos products are not notifiable to the 'Health and Safety Executive' ("**HSE**"), removal should be carried out by a competent person using the appropriate equipment and disposed of as asbestos waste

All removal works of notifiable ACM's must be undertaken by a licensed asbestos removal contractor. These ACM's are therefore subject to a 14 day notification period to the HSE prior to the works commencing.

EXECUTIVE SUMMARY

An employer has a duty of care under the Health and Safety at work etc. Act 1974 to ensure that the health of his employees is not put at risk due to either unsafe systems of work or by the nature/maintenance of his workplace.

This is further addressed under the Management of Health and Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his workforce.

The handling and treatment of asbestos is covered under the Control of Asbestos Regulations 2012 (CAR 2012) and its associated guidance and approved Code of Practice.

A survey for asbestos containing materials was undertaken at 79 Mosley Street, Manchester, M2 3LQ, on the 22nd March 2016 and was updated in December 2018.

The survey was conducted in the form of a Demolition/Refurbishment Survey, samples were obtained from materials which may contain asbestos and the quantity and location of these materials throughout the building was noted.

The survey was conducted by Richard Jones & Josh Hulme of Asbestos Assessment & Control Ltd.

Asbestos Assessment & Control Ltd can provide a detailed specification to comply with current asbestos regulations and associated code of practice if required. The survey demonstrates the commitment of OBI Property to ensuring that their buildings are run and maintained with full regard to health, safety and well-being of their staff and visitors.

Questions arising from the survey report should be directed, in the first instance to the author of this report, who will be pleased to clarify any technical issues revised.

Surveyor: Richard Jones, Josh Hulme

Signed:



for Asbestos Assessment & Control Ltd

Date: 22nd March 2016 – Updated December 2018

GENERAL SURVEY STRATEGIES

All areas identified in the report have been surveyed as methodically as practicable although some areas may have involved destructive inspection techniques. However, conditions may exist which prevent full examination of all building structures and result in concealment of asbestos containing materials (ACM's). For example, recently decorated surfaces, insulated pipes running between walls and under inaccessible floors, linings and firebreaks concealed under normal building materials, or specific client restrictions may prevent certain areas from being thoroughly investigated.

In order to accurately survey buildings for the presence of asbestos, it is advisable that representative samples are taken from installations suspected of containing asbestos. The survey has been conducted by a team of experienced surveyors following the guidance document HSG 264 (Second Edition) - "The Survey Guide", April 2012.

The samples will be carefully placed into two self-sealing polythene bags to prevent any possible chance of fibre release, and the sample area sealed with PVA solution, foil tape or a suitable proprietary filler/sealant where appropriate.

Surfaces onto which dust or debris may fall, will be covered with an impervious sheet before the sample is taken (unless the surface itself is impervious) and be cleaned afterwards by a dustless method such as a damp cloth which is then double wrapped within two self-sealing bags. This package will then be disposed of as asbestos waste.

In the unlikely event that any spillages should occur, then a HEPA filtered vacuum cleaner will be at hand along with a fibre suppressant spray canister for the immediate containment and clean-up of the spillage. Any remaining debris will be cleared up under damp conditions and disposed of as asbestos waste in the appropriate way. A reassurance air test could then be carried out in accordance with the current edition of HSG 248 – "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

All sampling is undertaken causing minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2012 (CAR 2012) and its associated guidance and approved Code of Practice, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will indicate the need for precautionary measures. This includes the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process.

Sampling will not impair the structural integrity of the building or plant.

Air testing carried out in the past has shown that fibre levels given off during asbestos sampling of the above nature typically gives results below the clearance indicator level of 0.010 fibres per millilitre of air.

Non-asbestos materials samples will be taken from any material which could easily be mistaken as a suspected asbestos material in order to obtain a "positive" "negative" with regard to asbestos. Where there is considerable commonality of materials, one sample of each material will be taken and a note made in the report.

All sampling equipment will be cleaned between samples with wet wipes to prevent cross contamination.

The asbestos survey record and risk assessment sheet is to be completed for each sample location, including marked up plans and/or photographic records showing location and the full extent of the asbestos installation.

If any installation is found to be in a poor condition giving a potential for the release of airborne asbestos fibres, then Asbestos Assessment and Control Limited will inform the person in charge of the premises as to the safe treatment of the material.

Samples taken will be examined by a UKAS accredited laboratory.

Occasionally, samples are not taken due to lack of safe access, because to do so would cause irreparable damage to the material or because materials of identical appearance have already been sampled. In these cases, the installations are referenced as 'strongly suspected of containing asbestos'.

Survey Type

The type of survey will vary during the lifespan of the premises and several may be needed over time. A management survey will be required during the normal occupation and use of the building to ensure continued management of the ACM's in-situ. A refurbishment or demolition survey will be necessary when the building (or part of it) is to be upgraded, refurbished or demolished. It is probable that at larger premises a mixture of survey types will be appropriate, e.g. a boiler house due for demolition will require a Refurbishment/Demolition Survey, while offices at the same site would have a Management Survey. In later years Refurbishment Surveys may be required in rooms or floors which are being upgraded. In sectors where there are large numbers of properties (e.g. domestic houses) or internal units (e.g. hotels), only particular rooms may be specified for upgrading, e.g. kitchens, bathrooms and bedrooms, Refurbishment Surveys would only be necessary in these locations.

It is important that the client and the surveyor know exactly what type of survey is to be carried out and where, and what the specification will be so there should be a clear statement and record of the type of survey that is to be carried out, including the reasons for selecting that type of survey, and where it is to be carried out.

Asbestos Management Survey

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

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, i.e. 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 ACM's and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give an initial guide to the priority for managing ACM's 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 ACM's, 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 ACM's and presuming ACM's or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (e.g. before any work is carried out). However, this approach has implications for the management arrangements. The duty holder bears potential additional costs of management for some non-asbestos materials. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control. 'Default' presumptions may also lead to unnecessary removal of non-ACM's and their disposal as asbestos waste. Default presumptions may be suitable in some instances, e.g. 'small' or simple premises, as part of a client's management arrangements.

Surveyors should always endeavour to positively identify ACM's. A sufficient number of samples should be taken to confirm the location and extent of ACM's. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACM's. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

When sampling is carried out as part of a Management Survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc.) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise.

All areas should be accessed and inspected as far as is reasonably practicable, this should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (i.e. with the correct equipment etc.). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis, i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder (probably with help from others).

Refurbishment surveys will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

Asbestos Refurbishment/Demolition 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, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (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 (e.g. 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 (e.g. 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 (e.g. 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.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

GENERAL CAVEAT

This report is based upon an intrusive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to inspect all normally accessible areas to identify the physical presence of materials containing asbestos. All isolated risers, voids and structural ducts were inspected where readily demountable covers existed at access points. Various sub-surface examinations of walls, floors (such as concrete materials) and ceilings were carried out to ascertain the materials behind them. However:

1. Where asbestos materials prevented further access to areas (e.g. above asbestos ceilings), the investigation was halted. Any such incidences are stated within this report.
2. A limited amount of intrusive inspection was carried out in areas that may cause harm to others. For example, near any live electrical mains, heating appliances such as boilers etc.
3. All building materials will be investigated as thoroughly as practicable. This may involve damage to certain areas of the building. As little damage as possible will be made in investigating such areas. Such areas will not be made good unless specifically itemised in the works order.
4. The survey does not assess the condition of the material other than note damage or where additional asbestos debris is expected to be present.

Particular difficulties are associated with areas where ad-hoc alteration/refurbishment has previously been carried out, and where asbestos may be hidden behind cladding materials. Asbestos is also frequently concealed within the fabric of buildings within sealed voids, as shuttering etc. It is therefore possible that further asbestos containing materials may be found, particularly during electrical wiring, heating installations and other refurbishment or demolition works. If suspect materials are found at a later date additional sampling is recommended. This report cannot give an assurance that all asbestos containing materials have been identified. The extent of a material was assessed visually and should be considered as an approximate measure only. Drawings should not be used for scaling purposes, but considered indicative only of sample and materials locations.

EMERGENCY ACTIONS

FALL OF ASBESTOS CREATING 'IMMEDIATE HEALTH RISK' FROM DEBRIS AND INSULATION MATERIAL OR FOLLOWING FIRE

In the event of an emergency the following actions should be taken:

- a) DO NOT ATTEMPT, under any circumstances to try to clean or sweep up the area.
- b) IMMEDIATELY isolate the area by positioning physical barriers at a distance of 15 to 20 metres (where practicable) from the affected area.
- c) INFORM all personnel of the asbestos hazard
- d) IMMEDIATELY contact a Licensed Contractor, for remedial action to be taken in order to make safe the area:

Licensed contractors can be found in Yellow Pages or via an internet search.

Alternatively contact Asbestos Assessment & Control Limited

Head Office:	0161 762 0201	office hours
Glyn Melling:	07970 948097	out of hours
Simon Robbie	07971 092489	out of hours

We have details of reputable and reliable licensed contractors.

- e) A Licensed Contractor will then assess the situation and take the following course of action:
 - 1) Assess as to whether further containment is required i.e. polythene enclosure.
 - 2) Where possible, vacuum contaminated floor area. Where it is impracticable to vacuum, debris to be thoroughly dampened prior to removal and placement in asbestos waste bags.
 - 3) Area from which fall has occurred to be checked for extent of damage. Remedial action to make safe, temporary seal or more extensive repair.
 - 4) Area to be thoroughly decontaminated and clearance air samples to be taken.

LEGAL REQUIREMENTS

Work with all asbestos containing materials is controlled under the Control of Asbestos Regulations 2012 (CAR 2012). The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise worker's exposure to asbestos fibre within the work place.

This is further addressed under the Management of Health & Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his/her workforce.

The Health and Safety Executive have produced two approved Codes of Practices' and a number of guidance notes so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

The substantial majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards, require the contractor or persons carrying out the works to be licensed under The Control of Asbestos Regulations 2012 (CAR 2012).

Unless the work is short-term repair work in premises occupied by the employer of self-employed, asbestos removal by an unlicensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work Act 1974.

There is no legal requirement to remove any asbestos material, which continues to perform the function for which it is installed. However, it is recommended that any material in poor condition should be removed or sealed appropriately.

All asbestos materials left in-situ should be labelled accordingly, and all maintenance staff/personnel who might possibly come into contact with this material, should be notified and informed to avoid disturbance of this material.

The principal statutory and regulatory requirements are:

The Health and Safety at Work (etc.) Act 1974

The Management of Health & Safety at Work Regulations 1999

The Control of Asbestos Regulations 2012 Statutory Instrument 2012 No. 632 (More specifically Regulation 4 - "The management of asbestos in non-domestic premises).

The Hazardous Waste (England and Wales) Regulations 2005

Construction (Design and Management) Regulations 2007.

In order to comply with Regulation 6 & 7 of the Control of Asbestos at Work Regulations 2012, a detailed "Plan of Work" and "Risk Assessment" should be prepared by the employer engaged in asbestos removal, to ensure workers' exposure to asbestos fibres is estimated and appropriate controls put in place to ensure that this exposure is minimal.

Work with asbestos cement and other asbestos containing materials such as resins, rubbers, and plastics are exempt from The Control of Asbestos Regulations under Regulation 3 (2 (C(ii))) and therefore it is not mandatory to employ licensed asbestos removal contractors to remove this material. However, there is still a requirement under The Control of Asbestos Regulations to undertake a risk assessment, although if the work is straightforward and if the anticipated exposure to asbestos is low, the assessment does not have to be in a written form.

If an employer elects to use his own employees to carry out work with asbestos under the Health and Safety at work, etc. Act 1974, he has a duty to ensure the health, safety and welfare of his employees by providing such information, instruction, training and supervision required to maintain a safe system and safe place of work. Therefore, in addition to providing training on asbestos hazards and the appropriate control measures, which will be required, the employer also has to supply his staff with the appropriate safety equipment, i.e. respiratory protection, protective overalls and decontamination facilities.

Asbestos waste containing $\geq 0.1\%$ w/w asbestos in the waste is classified as 'Hazardous Waste' and must be consigned to a site which is authorised to accept asbestos waste in accordance with The Hazardous Waste (England and Wales) Regulations 2005.

In most situations, particularly because of the requirements to dispose of Chrysotile asbestos as hazardous waste, it is often more cost effective to use a licensed asbestos removal contractor. Asbestos Assessment & Control Limited therefore recommend that asbestos cement is removed by a licensed asbestos contractor, to ensure full compliance with legislation.

SURVEY DATA SHEET

Building	- Main	Room	- External
Floor	- All	Position Description	- Asbestos rope bedding to the various roof top skylights





Asbestos Type	- Chrysotile (White)	Product Type	- Rope
Comments	Asbestos rope was identified as bedding to the various roof top skylights. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. If works are likely to disturb the material, it should be removed and disposed of as asbestos waste. (S# 32)		

SURVEY DATA SHEET

Building	- Main	Room	- Throughout
Floor	- All	Position Description	- Compressed asbestos fibre (CAF) gaskets to pipework flange joints



Asbestos Type	- Chrysotile (White)	Product Type	- Gasket
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Comments	- Compressed asbestos fibre (CAF) gaskets were identified to pipework flange joints throughout the building. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. If / when the material is to be removed, it should be disposed of as asbestos waste. (S# 14)
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SURVEY DATA SHEET

Building	- Main	Room	- Restaurant Seating Area
Floor	- Basement	Position Description	- Asbestos insulation board cladding to the ceiling beams



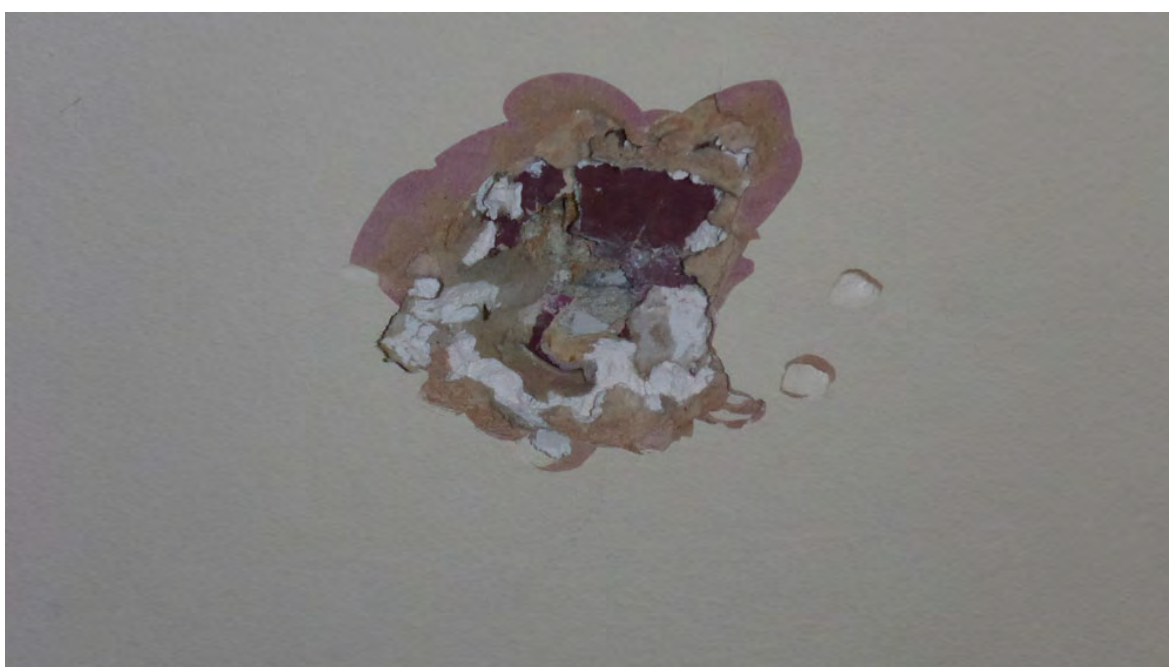


Asbestos Type	- Amosite (Brown) & Chrysotile (White)	Product Type	- Insulation Board
Comments	Approximately 45 Lin m of asbestos insulation board was identified as cladding to the Restaurant Seating Area ceiling beams (please see plan for extent and location). A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removal contractor prior to any works in this area. (S# 01)		

SURVEY DATA SHEET

Building	- Main	Room	- Restaurant Seating Area / Entrance
Floor	- Basement	Position Description	- Asbestos insulation board to the ceiling





Asbestos Type	- Chrysotile (White)	Product Type	- Insulation Board
Comments	Approximately 20 Sq. m of asbestos insulation board was identified to the Restaurant Seating Area / Entrance ceilings, beyond existing finishes (please see plan for extent and location). A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 02)		

SURVEY DATA SHEET

Building	- Main	Room	- Restaurant Kitchen / Kitchen Lobby
Floor	- Basement	Position Description	- Asbestos insulation board cladding to the ceiling beams





Asbestos Type	- Amosite (Brown) & Chrysotile (White)	Product Type	- Insulation Board
Comments	Approximately 9 Lin m of asbestos insulation board was identified as cladding to the Restaurant Kitchen and Kitchen Lobby ceiling beams (please see plan for extent and location). The material is visually similar to that within the Restaurant Seating Area and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 01)		

SURVEY DATA SHEET

Building	- Main	Room	- Under-stairs Store
Floor	- Basement	Position Description	- Concealed asbestos components presumed to the safe



Asbestos Type	- Amosite (Brown)	Product Type	- Mattresses & Packing
Comments	1 No. redundant safe unit within the Under-stairs Store is presumed to contain concealed asbestos as fire protection. The safe should be removed whole and disposed of as asbestos waste prior to any works in this area.		

SURVEY DATA SHEET

Building	- Main	Room	- Electrics
Floor	- Basement	Position Description	- Concealed asbestos components presumed to the old electrics



Asbestos Type	- Chrysotile (White)	Product Type	- Flah Pads, Cement Separators, Rope Seals etc.
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Comments	- Old electrics to the Restaurant Electrics room wall are presumed to contain concealed asbestos components such as flash pads, cement separators, rope seals etc. If / when the units are to be replaced, they should be removed whole and disposed of as asbestos waste.
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SURVEY DATA SHEET

Building	- Main	Room	- Safe Room
Floor	- Basement	Position Description	- An asbestos cement board vent cover to the Safe Room



Asbestos Type	- Chrysotile (White)	Product Type	- Cement Board
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Comments	- A small piece of asbestos cement board was identified as an external vent cover to the Safe Room. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste. (S# 05)
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SURVEY DATA SHEET

Building	- Main	Room	- Lift / Safe Room Lobby & Plant Room
Floor	- Basement	Position Description	- Asbestos thermal insulation debris and residues to surfaces, walls, wall penetrations, pipework and brackets







Asbestos Type	- Crocidolite (Blue), Amosite (Brown) & Chrysotile (White)	Product Type	- Thermal Insulation
Comments	Asbestos thermal insulation debris and residues were identified to surfaces, walls, wall penetrations, pipework and brackets (approximately 170 Lin M total pipework) at high and low levels throughout the Lift Lobby / Safe Room Lobby and Plant Room (also above the Safe Room). A number of samples were analysed and the results returned were all found to be positive for the presence of asbestos. Access to the area should be restricted until such time as a full environmental clean can be undertaken by a licensed asbestos removals contractor. (S# 07, 08, 09, 10, 11, 12 & 13)		

SURVEY DATA SHEET

Building	- Main	Room	- Office, File Store Lobby, File Store
Floor	- Basement	Position Description	- Asbestos thermoplastic tiles to the floors



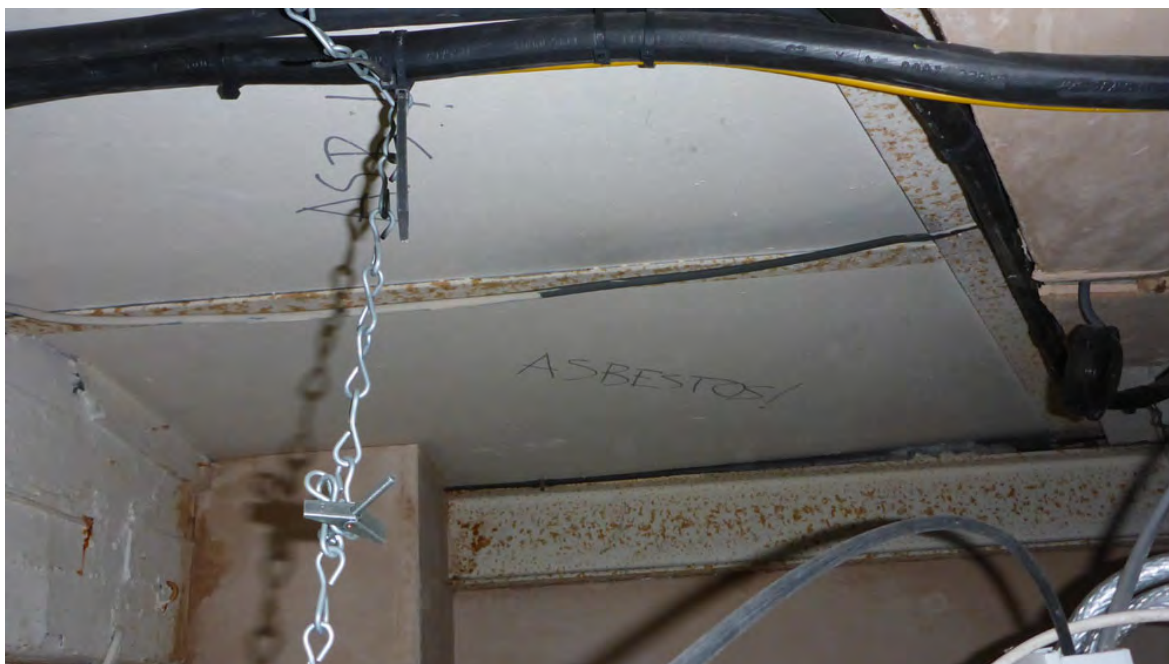
Asbestos Type	- Chrysotile (White)	Product Type	- Floor Tile
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Comments	Approximately 8 Sq. m of asbestos thermoplastic beige tiles were identified to the Office floor and seen to continue into the File Store Lobby and File Store. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste prior to any works in this area. (S# 16)
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SURVEY DATA SHEET

Building	- Main	Room	- File Store, Server Room
Floor	- Basement	Position Description	- Asbestos cement board to part of the ceilings





Asbestos Type	- Chrysotile (White)	Product Type	- Cement Board
Comments	Approximately 10 Sq. m of asbestos cement board was identified to a section of the File Store ceiling at the Mosley Street side of the room, passing through into the Server Room (please see plan for location and extent). A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste prior to any works in this area. (S# 17)		

SURVEY DATA SHEET

Building	- Main	Room	- Toilet Lobby
Floor	- Basement	Position Description	- Asbestos sink pads to the redundant sink unit



Asbestos Type	- Chrysotile (White)	Product Type	- Sink Pad
Comments	Asbestos sink pads were identified to the loose, redundant sink unit within the basement Toilet Lobby. It is recommended that the sink unit is removed whole and disposed of as asbestos waste prior to refurbishment works commencing. (S# 04; Certificate No. 1811350)		

SURVEY DATA SHEET

Building	- Main	Room	- Toilet
Floor	- Basement	Position Description	- An asbestos reinforced composite toilet cistern to the wall



Asbestos Type	- Crocidolite (Blue)	Product Type	- ARC
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Comments	- An asbestos reinforced composite toilet cistern was identified to the wall of the basement Toilet. It is recommended that the cistern is removed whole and disposed of as asbestos waste prior to refurbishment works commencing. (S# 03; Certificate No. 1811350)
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SURVEY DATA SHEET

Building	- Main	Room	- Former Salon
Floor	- Basement	Position Description	- Asbestos cement boarding to the original ceiling (beyond plasterboard)



Asbestos Type	- Chrysotile (White)	Product Type	- Cement
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Comments	- Approximately 30 Sq. m of asbestos cement boarding was identified to the original ceiling, beyond plasterboard, within the former basement Salon. It is recommended that the boarding is removed and disposed of as asbestos waste prior to refurbishment works commencing. (S# 05; Certificate No. 1811350)
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SURVEY DATA SHEET

Building	- Main	Room	- Undercroft below Restaurant Kitchen
Floor	- Sub-floor (Basement)	Position Description	- Loose asbestos cement and insulation board debris to the floor

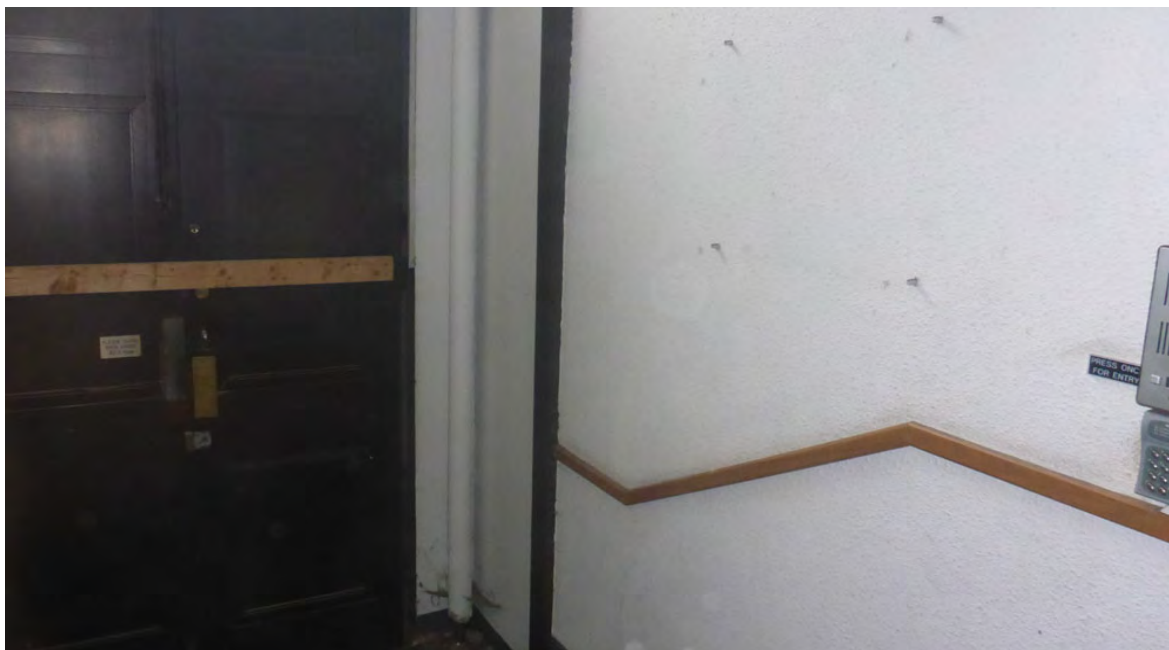




Asbestos Type	- Amosite (Brown), Chrysotile (White)	Product Type	- Insulation Board, Cement
Comments	Loose asbestos insulation board and asbestos cement debris was identified within the sub-floor undercroft, beneath the Restaurant Kitchen, along with general building waste and rubble. It is recommended that the floor of the Undercroft is environmentally cleaned by a licensed asbestos removal contractor, prior to refurbishment works commencing. (S# 06; Certificate No. 1811350)		

SURVEY DATA SHEET

Building	- Main	Room	- Mosley Street Side Entrance Lobby
Floor	- Ground	Position Description	- Asbestos thermal insulation to 1 No. vertical pipe beside the door



Asbestos Type	- Crocidolite (Blue) & Chrysotile (White)	Product Type	- Thermal Insulation
Comments	Approximately 4 Lin m of asbestos thermal insulation was identified to 1 No. vertical pipe in the front corner of the Mosley Street Side Entrance Lobby. The material is visually similar to that within the Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)		

SURVEY DATA SHEET

Building	- Main	Room	- Lift Lobby
Floor	- Ground	Position Description	- Asbestos thermal insulation to 2 No. vertical pipes beside the chimney



Asbestos Type	- Crocidolite (Blue) & Chrysotile (White)	Product Type	- Thermal Insulation
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Comments	- Approximately 4 Lin m (each) of asbestos thermal insulation was identified to 2 No. vertical pipes to the right hand side of the Lift Lobby chimney and is presumed to pass through into the floor void. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 21)
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SURVEY DATA SHEET

Building	- Main	Room	- Lightwell Lobby Store
Floor	- Ground	Position Description	- Asbestos thermal insulation to 2 No. vertical pipes within the boxwork and above the Store





Asbestos Type	- Crocidolite (Blue) & Chrysotile (White)	Product Type	- Thermal Insulation
Comments	Approximately 4 Lin m (each) of asbestos thermal insulation was identified to 2 No. vertical pipes to the Lightwell Lobby Store box-work. The material is visually similar to that within the Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)		

SURVEY DATA SHEET

Building	- Main	Room	- Lift Stairwell
Floor	- Ground	Position Description	- Asbestos thermal insulation to 1 No. vertical pipe within the half-landing boxwork



Asbestos Type	- Crocidolite (Blue) & Chrysotile (White)	Product Type	- Thermal Insulation
Comments	Approximately 3 Lin m of asbestos thermal insulation was identified to 1 No. vertical pipe within box-work on the half-landing of the Lift Stairwell. The material is visually similar to that within the Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)		

SURVEY DATA SHEET

Building	- Main	Room	- Fire Escape
Floor	- Ground	Position Description	- An asbestos insulation board lining to the door, door head and associated debris to the floor





Asbestos Type	- Amosite (Brown) & Chrysotile (White)	Product Type	- Insulation Board
Comments	Approximately 2 Sq. m of asbestos insulation board with associated debris to the floor was identified to the Ground Floor Fire Escape door, door head and Landing, accessed via the Rear Fire Exit. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 04)		

SURVEY DATA SHEET

Building	- Main	Room	- Open Plan Office
Floor	- First	Position Description	- An asbestos cement board panel behind the end radiator



Asbestos Type	- Chrysotile (White)	Product Type	- Cement Board
Comments	Approximately 1 Sq. m of asbestos cement board was identified as a panel behind the end Open Plan Office radiator. The material was visually similar to that of the Basement Safe Room vent cover and is therefore presumed to be positive for the presence of asbestos. The material should be removed and disposed of as asbestos waste prior to any works in this area. (As S# 05)		

SURVEY DATA SHEET

Building	- Main	Room	- Lightwell Lobby
Floor	- First	Position Description	- Asbestos thermal insulation debris / residues within the floor void where pipework passes through



Asbestos Type	- Crocidolite (Blue) & Chrysotile (White)	Product Type	- Thermal Insulation
Comments	Asbestos thermal insulation debris / residues were identified within the Lightwell Lobby floor, seen to pass up from the lagged pipework below. The material is visually similar to that within the Ground Floor Lift Lobby and is therefore presumed to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (As S# 21)		

SURVEY DATA SHEET

Building	- Main	Room	- Lift Stairwell
Floor	- First	Position Description	- A small piece of asbestos insulation board to the half landing ceiling



Asbestos Type	- Amosite (Brown) & Chrysotile (White)	Product Type	- Insulation Board
Comments	A small piece of asbestos insulation board was identified as a panel to the Lift Stairwell half-landing ceiling. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 27)		

SURVEY DATA SHEET

Building	- Main	Room	- Central Kitchen
Floor	- Second	Position Description	- Asbestos thermal insulation to 1 No. pipe within the Ceiling Void & 1 No. vertical pipe within the left hand box-work





Asbestos Type	- Amosite (Brown) & Chrysotile (White)	Product Type	- Thermal Insulation
Comments	Approximately 3 Lin m of asbestos thermal insulation was identified to 1 No. horizontal pipe within the Central Kitchen ceiling void, running parallel to the door, with a further 3 Lin m identified to 1 No. vertical pipe within box-work to the left hand wall. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 30)		

SURVEY DATA SHEET

Building	- Main	Room	- Mosley Street Large Office
Floor	- Second	Position Description	- Concealed asbestos componentst presumed to the safe



Asbestos Type	- Amosite (Brown)	Product Type	- Mattresses & Packing
Comments	1 No. redundant safe to the Mosley Street Large Office is presumed to contain concealed asbestos components for fire protection. The safe should be removed whole and disposed of as asbestos waste prior to any works in this area.		

SURVEY DATA SHEET

Building	- Main	Room	- Open Plan Office
Floor	- Third	Position Description	- An asbestos insulation board firebreak within the ceiling void between the Main Staircase door and Back George Street



Asbestos Type	- Chrysotile (White)	Product Type	- Insulation Board
Comments	Approximately 5 Sq. m of asbestos insulation board was identified as a firebreak within the Open Plan Office ceiling void, between the Main Staircase door and Back George Street. A sample of the material was analysed and the results returned were found to be positive for the presence of asbestos. The material should be removed by a licensed asbestos removals contractor prior to any works in this area. (S# 31)		

SURVEY DATA SHEET

Building	- Main	Room	- Throughout
Floor	- Throughout	Position Description	- Non-asbestos stair nosings throughout



Asbestos Type	- No Asbestos Detected	Product Type	- Stair Nosing
Comments	Non-asbestos stair nosings were identified to stairs throughout the building. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 33)		

SURVEY DATA SHEET

Building	- Main	Room	- Restaurant Electrics Room
Floor	- Basement	Position Description	- A non-asbestos insulation board lining to the door



Asbestos Type	- No Asbestos Detected	Product Type	- Insulation Board
Comments	Non-asbestos insulation board was identified as a lining to the Restaurant Electrics room door. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 03)		

SURVEY DATA SHEET

Building	- Main	Room	- Safe Room
Floor	- Basement	Position Description	- A non-asbestos insulation board internal lining to 2 No. filing cabinets



Asbestos Type	- No Asbestos Detected	Product Type	- Insulation Board
Comments	Non-asbestos insulation board was identified as an internal lining to 2 No. Safe Room filing cabinets. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 06)		

SURVEY DATA SHEET

Building	- Main	Room	- Plant Room
Floor	- Basement	Position Description	- A non-asbestos insulation board lining to the high level shelf above the door



Asbestos Type	- No Asbestos Detected	Product Type	- Insulation Board
Comments	Non-asbestos insulation board was identified as a lining to a high level Plant Room shelf, above the door. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 15)		

SURVEY DATA SHEET

Building	- Main	Room	- Toilet & Toilet Lobby
Floor	- Basement	Position Description	- A non-asbestos textured coating to the ceiling



Asbestos Type	- No Asbestos Detected	Product Type	- Textured Coating
Comments	Non-asbestos textured coatings were identified to the ceiling of the basement Toilet and Toilet Lobby. No further action is required for this material, it is mentioned for identification purposes only. (S# 01; Certificate No. 1811350)		

SURVEY DATA SHEET

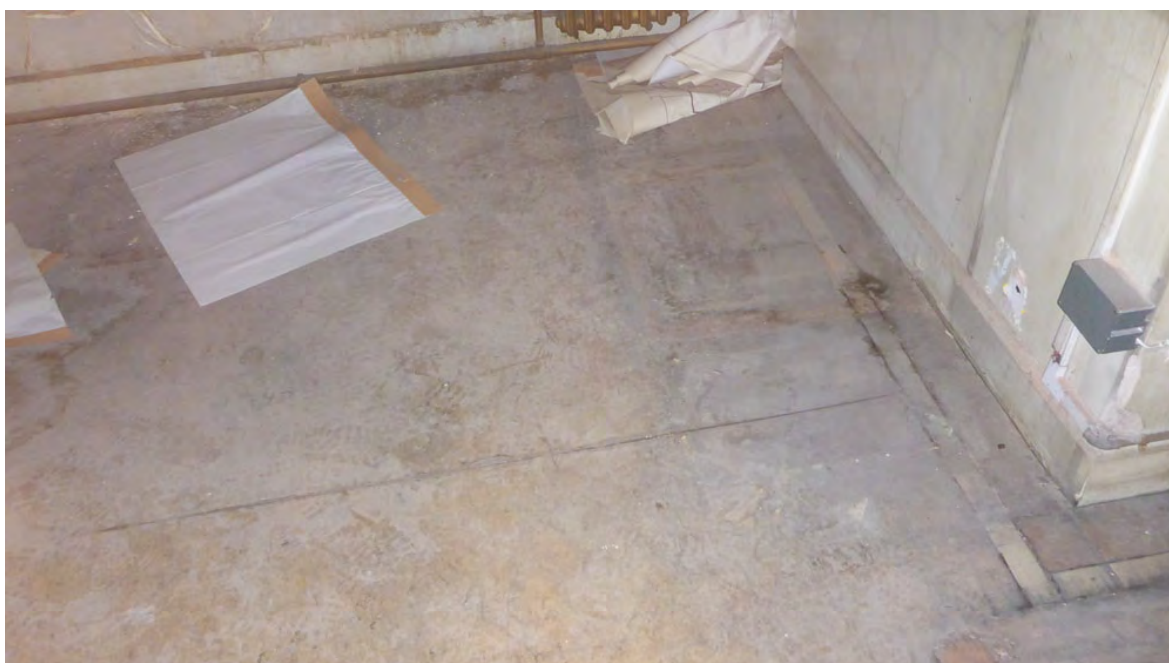
Building	- Main	Room	- Toilet, Toilet Lobby & Wash Room
Floor	- Basement	Position Description	- A non-asbestos red floor tiles throughout



Asbestos Type	- No Asbestos Detected	Product Type	- Floor Tile
Comments	Non-asbestos red floor tiles were identified within the basement Toilet, Toilet Lobby and Wash Room. No further action is required for this material, it is mentioned for identification purposes only. (S# 02; Certificate No. 1811350)		

SURVEY DATA SHEET

Building	- Main	Room	- Throughout
Floor	- Ground	Position Description	- Non-asbestos green, brown, yellow and blue vinyl / floor tiles





Asbestos Type	- No Asbestos Detected	Product Type	- Vinyl / Floor Tiles
Comments	Green, brown, yellow and blue vinyl / floor tiles were identified as primary floor coverings and beneath existing floor coverings to a number of areas throughout the Ground Floor. Samples of the materials were analysed and the results returned were all found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 18, 19, 23, 24)		

SURVEY DATA SHEET

Building	- Main	Room	- Princess Street Entrance
Floor	- Ground	Position Description	- Non-asbestos insulation board to the stairs left hand side partition



Asbestos Type	- No Asbestos Detected	Product Type	- Insulation Board
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Comments	Non-asbestos insulation board was identified as a partition wall to the left of the Princess Street Entrance stairs. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 20)
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SURVEY DATA SHEET

Building	- Main	Room	- Rear Fire Exit Store
Floor	- Ground	Position Description	- Non-asbestos insulation board to the door surround



Asbestos Type	- No Asbestos Detected	Product Type	- Insulation Board
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Comments	Non-asbestos insulation board was identified as a door surround to the Rear Fire Exit Store. The material is visually similar to Princess Street Entrance partition and is therefore presumed to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (As S# 20)
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SURVEY DATA SHEET

Building	- Main	Room	- Mosley Street Side Entrance Lobby
Floor	- Ground	Position Description	- Non-asbestos textured coating to the ceiling



Asbestos Type	- No Asbestos Detected	Product Type	- Textured Coating
Comments	Non-asbestos textured coating was identified to the Mosley Street Side Entrance Lobby ceiling. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 22)		

SURVEY DATA SHEET

Building	- Main	Room	- Central Kitchen
Floor	- Ground	Position Description	- A non-asbestos sink pad to the sink unit



Asbestos Type	- No Asbestos Detected	Product Type	- Sink Pad
Comments	A non-asbestos sink pad was identified to the Central Kitchen sink unit. The material is known to be negative for the presence of asbestos, however it is commonly mistaken for an ACM. No further action is required for this material, it is mentioned for identification purposes only.		

SURVEY DATA SHEET

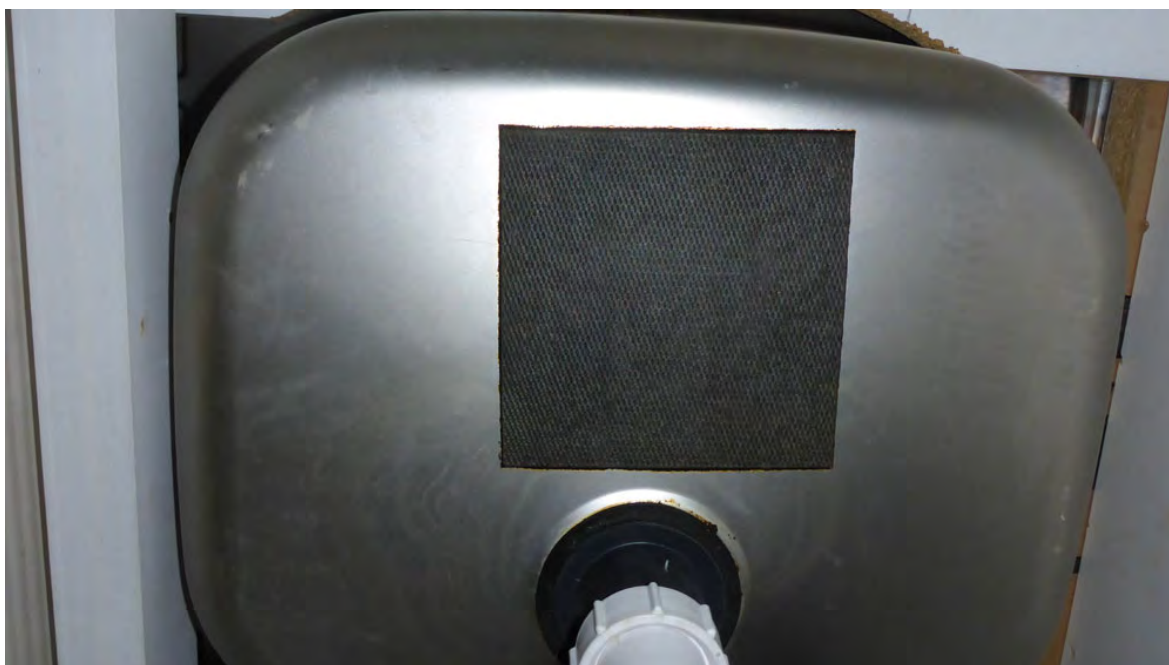
Building	- Main	Room	- Open Plan Office / Main Staircase
Floor	- First	Position Description	- A non-asbestos cement board door head



Asbestos Type	- No Asbestos Detected	Product Type	- Cement Board
Comments	Non-asbestos cement board was identified as a door head to the Open Plan Office / Main Staircase door. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 25)		

SURVEY DATA SHEET

Building	- Main	Room	- Central Kitchen
Floor	- First	Position Description	- A non-asbestos sink pad to the sink unit



Asbestos Type	- No Asbestos Detected	Product Type	- Sink Pad
Comments	A non-asbestos sink pad was identified to the Central Kitchen sink unit. A sample of the material was analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 26)		

SURVEY DATA SHEET

Building	- Main	Room	- Mosley / Princess Street Corner Office
Floor	- Second	Position Description	- Non-asbestos vinyl to the floor beneath the wooden floor, with a non-asbestos bitumen underlining



Asbestos Type	- No Asbestos Detected	Product Type	- Vinyl & Bitumen
Comments	A non-asbestos vinyl and bitumen underlining was identified to the Mosley / Princess Street Corner Office, beneath the wooden floor. This is typical of numerous floor areas throughout the building. Samples of the materials were analysed and the results returned were found to be negative for the presence of asbestos. No further action is required for this material, it is mentioned for identification purposes only. (S# 28, 29)		

Approximately 20 Sq M (total) of asbestos insulation board to the ceiling

A non-asbestos insulation board lining to the back of the door

Old electrics to the wall are presumed to contain concealed asbestos components such as flash pads, cement separators, rope seals etc.

Asbestos containing sink pads to the loose redundant sink unit within the Toilet Lobby

Approximately 30 Sq. m of asbestos cement boarding to the original ceiling throughout the former Hair Salon

An asbestos reinforced composite toilet cistern to the Toilet wall

A non-asbestos textured coating was identified to the ceiling of the Toilet Lobby & Toilet

A non-asbestos red floor tile was identified throughout the Wash Room, Toilet and Toilet Lobby area

A non-asbestos insulation board lining to the high level shelf

Presumed asbestos within the old safe unit beneath the stairs

Approximately 54 Lin M (total) of asbestos insulation board as cladding to ceiling beams

Non-asbestos stair nosings throughout

A non-asbestos insulation board internal lining to 2 No. filing cabinets

A small piece of asbestos cement board as a shutter to the Safe vent

Asbestos insulation debris and / or residues to walls, surfaces, wall openings, brackets etc. throughout, with further residues to approximately 170 Lin M (total) of pipework beyond 3MF insulation

Approximately 10 Sq M (total) of asbestos cement board to the ceilings

ASBESTOS KEY:



NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA



NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS



NON-NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA



NON-NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS



NON-ASBESTOS TO CEILING OR FLOOR AREA



NON-ASBESTOS TO WALLS, DOORS OR PIPE RUNS

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Fernhills Business Centre
Todd Street, Bury
BL9 5BJ

TEL: 0161 762 0201
E: Info@asbestosassessment.com
W: www.asbestosassessment.com



SITE ADDRESS:

79 Mosley Street
Manchester
M2 3LQ

FLOOR:

Basement

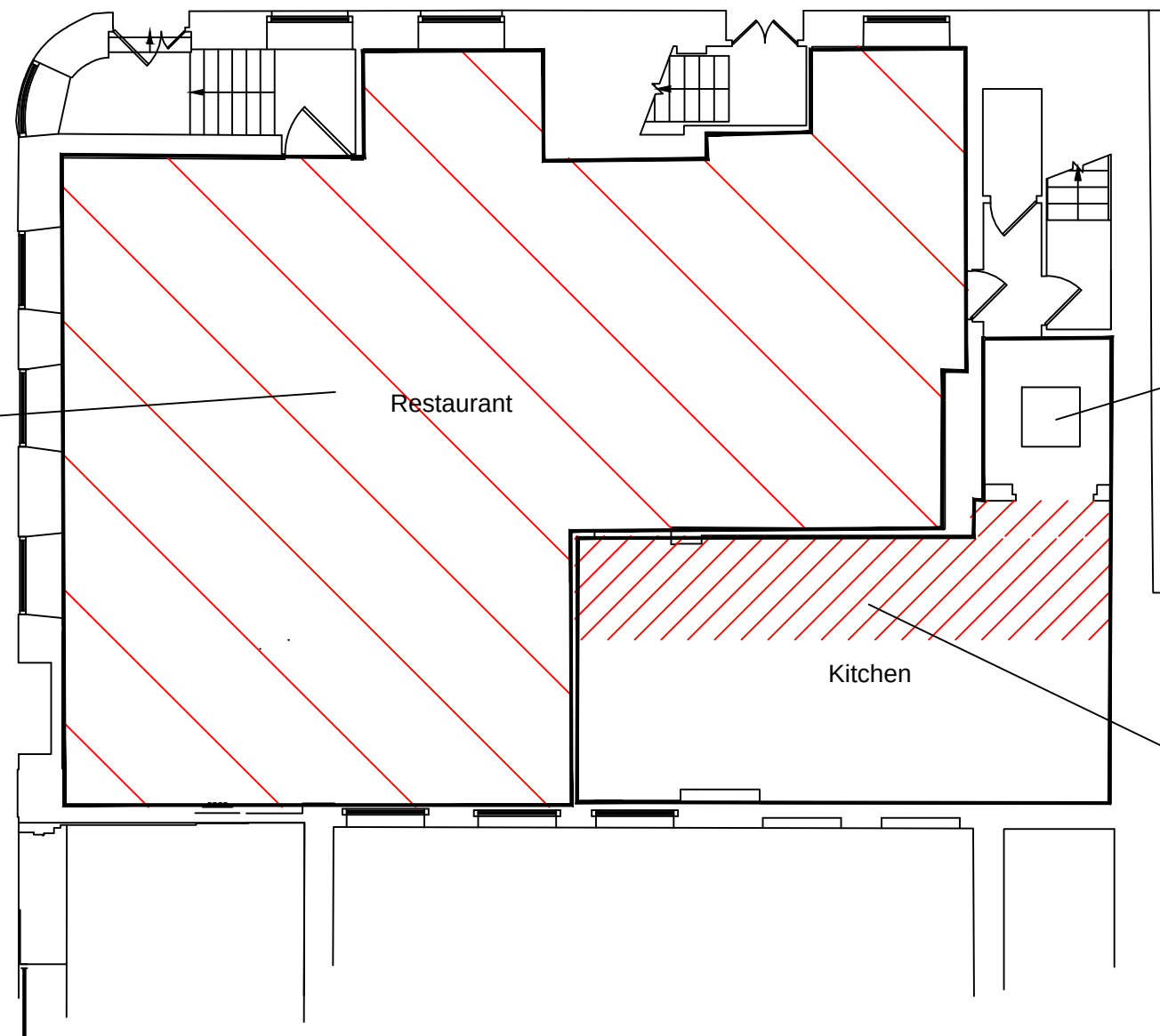
AREA:

Overview

DATE:

December 2018

No Access could be gained in to the Undercroft below the former Restaurant area. Asbestos insulation board debris is presumed to be present, along with other general building waste and rubble



This hatch leads in to the undercroft below the Kitchen only

A mixture of asbestos cement and asbestos insulation board debris was identified to the floor within the Kitchen Undercroft, along with general building waste and rubble

ASBESTOS KEY:



NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA



NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS



NON-NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA



NON-NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS



NON-ASBESTOS TO CEILING OR FLOOR AREA



NON-ASBESTOS TO WALLS, DOORS OR PIPE RUNS

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SITE ADDRESS:

79 Mosley Street
Manchester
M2 3LQ

FLOOR:

Sub-floor

AREA:

Undercrofts

DATE:

December 2018

Non-asbestos stair nosings throughout

Non-asbestos cement board to the door head

A non-asbestos sink pad to the sink unit

Approximately 1 Sq M of asbestos cement board to the wall behind the radiator

Asbestos thermal insulation debris to pipework within the floor void

< 1 Sq M of asbestos insulation board to the half landing ceiling beyond the 3MF ceiling

ASBESTOS KEY:



NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA



NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS



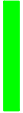
NON-NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA



NON-NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS



NON-ASBESTOS TO CEILING OR FLOOR AREA



NON-ASBESTOS TO WALLS, DOORS OR PIPE RUNS

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AACTM
Asbestos Assessment & Control

SITE ADDRESS:

79 Mosley Street
Manchester
M2 3LQ

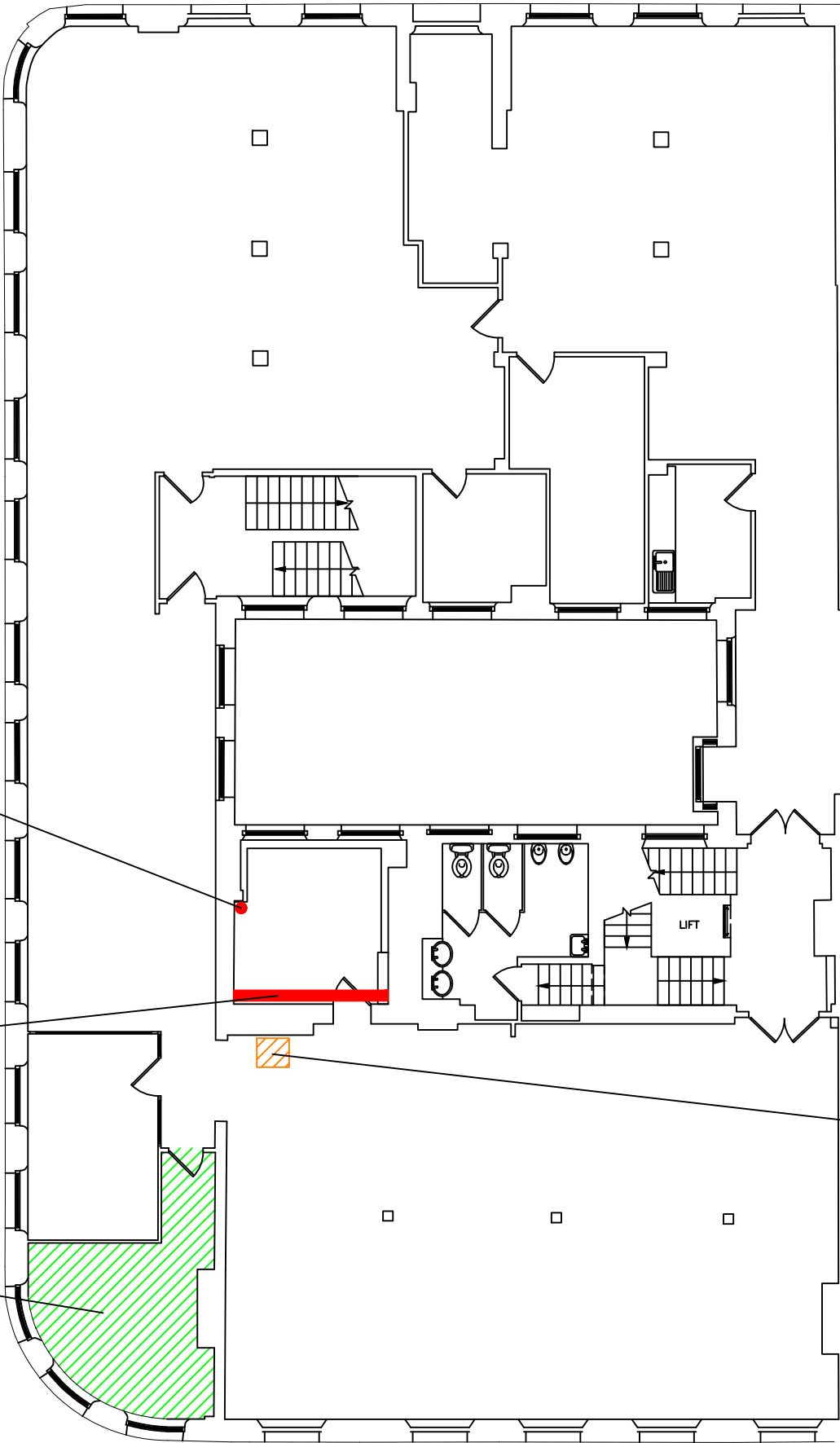
FLOOR:	First
AREA:	Overview
DATE:	December 2018

Non-asbestos stair nosings throughout

Approximately 3 Lin M of asbestos thermal insulation to 1 No. vertical pipework

Approximately 3 Lin M of asbestos thermal insulation to 1 No. pipework within the ceiling void beyond the 3MF ceiling

Non-asbestos vinyl to the floor with a non-asbestos bitumen underlining (typical of floors throughout)



1 No. safe to the floor is presumed to contain concealed asbestos materials as fire protection

ASBESTOS KEY:	
	NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA
	NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS
	NON-NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA
	NON-NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS
	NON-ASBESTOS TO CEILING OR FLOOR AREA
	NON-ASBESTOS TO WALLS, DOORS OR PIPE RUNS

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SITE ADDRESS:

79 Mosley Street
Manchester
M2 3LQ

FLOOR:	Second
AREA:	Overview
DATE:	December 2018

Non-asbestos stair nosings throughout

Approximately 5 Sq M of asbestos insulation board as cladding to high level beams within the ceiling void

Asbestos rope bedding is presumed to the high level skylights

ASBESTOS KEY:	
	NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA
	NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS
	NON-NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA
	NON-NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS
	NON-ASBESTOS TO CEILING OR FLOOR AREA
	NON-ASBESTOS TO WALLS, DOORS OR PIPE RUNS

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TEL: 0161 762 0201
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W: www.asbestosassessment.com



SITE ADDRESS:

79 Mosley Street
Manchester
M2 3LQ

FLOOR:	Third
AREA:	Overview
DATE:	December 2018

Asbestos Assessment & Control
Fernhill Business Centre
Todd Street
Bury
BL9 5BJ

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : A7414
Date Received : 29.03.16
Samples Analysed By : Jon Feightman
Date Analysis Completed : 29.03.16
Date Reported : 30.03.16
Samples Taken By : Client
Client Ref (if required) : Not required

Site Ref	Client Ref	Location	Description	Lab Ref	Asbestos Identification
77-79 Mosley Street	1	Restaurant Beams	Asbestos Insulation Board	A7414-1	Amosite, Chrysotile
77-79 Mosley Street	2	Restaurant Ceiling	Asbestos Insulation Board	A7414-2	Chrysotile
77-79 Mosley Street	3	Restaurant Electrics	Insulation Board	A7414-3	No Asbestos Detected
77-79 Mosley Street	4	Fire Escape Landing	Asbestos Insulation Board	A7414-4	Amosite, Chrysotile
77-79 Mosley Street	5	Basement Safe Room	Cement Board	A7414-5	Chrysotile
77-79 Mosley Street	6	Basement Fire Cabinets	Insulation Board	A7414-6	No Asbestos Detected
77-79 Mosley Street	7	Basement Chimney Lobby	Insulation Debris	A7414-7	Chrysotile
77-79 Mosley Street	8	Basement Chimney Lobby	Insulation Residues	A7414-8	Chrysotile
77-79 Mosley Street	9	Basement Chimney Lobby	Insulation Residues	A7414-9	Amosite, Chrysotile
77-79 Mosley Street	10	Basement Chimney Lobby	Insulation Debris	A7414-10	Amosite, Chrysotile
77-79 Mosley Street	11	Basement Plant Room Pipework	Insulation Residues	A7414-11	Amosite
77-79 Mosley Street	12	Basement Plant Room Surfaces	Insulation Residues	A7414-12	Amosite
77-79 Mosley Street	13	Basement Plant Room Surfaces	Insulation Debris	A7414-13	Crocidolite
77-79 Mosley Street	14	Throughout	Gaskets	A7414-14	Chrysotile
77-79 Mosley Street	15	Basement Plant Room Shelf	Insulation Board	A7414-15	No Asbestos Detected
77-79 Mosley Street	16	Basement Office	Beige Floor Tile	A7414-16	Chrysotile
77-79 Mosley Street	17	Basement Fire Store Ceiling	Cement Board	A7414-17	Chrysotile

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

*NB : Any comments do not fall under the scope of our UKAS accreditation

For and on behalf of
North Star Environmental Ltd



P. Lee
Laboratory Manager

K. Burns
Technical Manager

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd
It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
North Star Environmental Ltd, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk

Company No. 7948744

Asbestos Assessment & Control
Fernhill Business Centre
Todd Street
Bury
BL9 5BJ

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : A7414
Date Received : 29.03.16
Samples Analysed By : Jon Feightman
Date Analysis Completed : 29.03.16
Date Reported : 30.03.16
Samples Taken By : Client
Client Ref (if required) : Not required

Site Ref	Client Ref	Location	Description	Lab Ref	Asbestos Identification
77-79 Mosley Street	18	Ground Floor Counter Area	Green Floor Tile	A7414-18	No Asbestos Detected
77-79 Mosley Street	19	Ground Floor Office	Brown Floor Tile	A7414-19	No Asbestos Detected
77-79 Mosley Street	20	Ground Floor Partition	Insulation Board	A7414-20	No Asbestos Detected
77-79 Mosley Street	21	Ground Floor Lift Lobby Pipework	Thermal Insulation	A7414-21	Chrysotile, Crocidolite
77-79 Mosley Street	22	Ground Floor Side Entrance	Textured Coating	A7414-22	No Asbestos Detected
77-79 Mosley Street	23	Ground Floor Front Office	Yellow Vinyl	A7414-23	No Asbestos Detected
77-79 Mosley Street	24	Ground Floor Front Office	Blue Floor Tile	A7414-24	No Asbestos Detected
77-79 Mosley Street	25	1st Floor Door Head	Cement Board	A7414-25	No Asbestos Detected
77-79 Mosley Street	26	1st Floor Kitchen	Sink Pad	A7414-26	No Asbestos Detected
77-79 Mosley Street	27	1st Floor Half Landing	Asbestos Insulation Board	A7414-27	Amosite, Chrysotile
77-79 Mosley Street	28	2nd Floor Corner Office	Vinyl	A7414-28	No Asbestos Detected
77-79 Mosley Street	29	2nd Floor Corner Office	Bitumen Lining	A7414-29	No Asbestos Detected
77-79 Mosley Street	30	2nd Floor Kitchen Pipework	Thermal Insulation	A7414-30	Amosite, Chrysotile
77-79 Mosley Street	31	3rd Floor Ceiling Void	Pink Insulation Board	A7414-31	Chrysotile
77-79 Mosley Street	32	Roof Skylights	Rope	A7414-32	Chrysotile
77-79 Mosley Street	33	Stairs Throughout	Stair Nosing	A7414-33	No Asbestos Detected

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Company No. 7948744

Asbestos Assessment & Control
Fernhill Business Centre
Todd Street
Bury
BL9 5BJ

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1811350
Date Received : 30.11.18
Samples Analysed By : Paul Lee
Date Analysis Completed : 30.11.18
Date Reported : 30.11.18
Samples Taken By : Client
Client Ref (if required) : Not required

Site Ref	Client Ref	Location	Description	Lab Ref	Asbestos Identification
79 Moseley Street, Basement	01	Toilet lobby	Textured Coating	1811350-1	No Asbestos Detected
79 Moseley Street, Basement	02	Toilet lobby	Red Floor Tile	1811350-2	No Asbestos Detected
79 Moseley Street, Basement	03	Toilet	Toilet Cistern	1811350-3	Crocidolite
79 Moseley Street, Basement	04	Toilet Lobby	Sink Pad	1811350-4	Chrysotile
79 Moseley Street, Basement	05	Changing Room	Cement	1811350-5	Chrysotile
79 Moseley Street, Basement	06	Beneath Kitchen	Insulation Board	1811350-6	Amosite

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
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Laboratory Manager

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Company No. 7948744

APPENDIX D: ASBESTOS REMOVAL SPECIFICATION (AAC LTD)

Asbestos Removal Specification



79 Mosley Street
Manchester, M2 3LQ

Date: 18th December 2018

By: Simon Robbie (Senior Surveyor)

Asbestos Assessment & Control Ltd are instructed by OBI Property, 80 Mosley Street, Manchester, M2 3FX, to obtain your most competitive tender for the removal of all asbestos containing materials at 79 Mosley Street, Manchester, M2 3LQ.

Specifically, works are to be undertaken to:

<u>Area</u>	<u>Floor</u>	<u>Location</u>	<u>Material</u>
01	Roof	External	Remove asbestos rope bedding from roof top skylights throughout, providing all necessary safety / access equipment and install a temporary weather tight seal upon completion
02	All	Throughout	Remove all compressed asbestos fibre gaskets from pipe-work flange joints throughout the building by cutting pipe-work either side of the flange and disposing of as asbestos waste
03	All	Throughout	Remove all redundant electrical mains, switch and fuse boxes located throughout the building and dispose of as asbestos waste
04	Basement	Restaurant	Remove asbestos insulation board cladding from approximately 45 Lin of structural beams and approximately 20 Sq. m of asbestos insulation board from the ceiling of the former basement Restaurant
05	Basement	Restaurant Kitchen	Remove asbestos insulation board cladding from approximately 9 Lin m of structural beams to the ceiling of the former basement Restaurant Kitchen and Kitchen Lobby
06	Basement	Beneath Stairs	Remove and dispose of as asbestos waste 1 No. redundant safe unit

07	Basement	Safe Room Lobby	Remove and dispose of as asbestos waste an asbestos cement board cover to the Safe Room air vent
08	Basement	Lift / Safe Room Lobby & Plant Room	Undertake a full environmental clean throughout these room, removing all redundant pipe-work, plant and brackets etc., cleaning all walls, floors, surfaces and penetrations points throughout the area using an abrasive technique
09	Basement	File Store Lobby & File Store	Remove approximately 8 Sq. m of asbestos containing floor tiles and dispose of as asbestos waste
10	Basement	File Store & Server Room	Remove approximately 10 Sq. m of asbestos cement boarding to the original ceilings and dispose of as asbestos waste
11	Basement	Toilet Lobby	Remove a loose, redundant sink unit with asbestos containing sink pads and dispose of as asbestos waste
12	Basement	Toilet	Remove an asbestos reinforced composite toilet cistern from the wall of the Toilet and dispose of as asbestos waste
13	Basement	Former Salon	Remove approximately 30 Sq. m of asbestos cement boarding from the original ceiling, beyond plasterboard, within the former Salon and dispose of as asbestos waste
14	Basement	Undercroft (Beneath the Restaurant Kitchen)	Carry out a general environmental clean to the floor of the Undercroft, removing minor asbestos cement and insulation board debris along with all other general building waste and rubble

15	Ground Floor	Mosley Street Entrance	Remove under fully controlled conditions 1 No. asbestos insulated vertical pipe using a wrap and cut technique and environmentally clean the immediate surrounding area
16	Ground Floor	Lift Lobby	Remove under fully controlled conditions 2 No. asbestos insulated vertical pipes using a wrap and cut technique and environmentally clean the immediate surrounding area
17	Ground Floor	Lightwell Lobby / Store	Remove under fully controlled conditions 2 No. asbestos insulated vertical pipes using a wrap and cut technique and environmentally clean the immediate surrounding area
18	Ground Floor	Lift Stairwell Half-landing	Remove under fully controlled conditions 1 No. asbestos insulated vertical pipe using a wrap and cut technique and environmentally clean the immediate surrounding area
19	Ground Floor	Rear Fire Escape	Under fully controlled conditions, remove the asbestos insulation board lined door, door-head and associated debris to the floor and surfaces
20	First Floor	Open Plan Office	Remove the asbestos cement board backing to the wall, behind the radiator and dispose of as asbestos waste
21	First Floor	Lightwell Lobby	Under fully controlled conditions, remove the low level pipework and associated asbestos thermal insulation debris and residues from the floor void
22	First Floor	Lift Stairwell Half-landing	Under fully controlled conditions, remove < 1 Sq. m of asbestos insulation board to the Half-landing ceiling

23	Second Floor	Central Kitchen	Under fully controlled conditions, remove 2 No. asbestos insulated pipes from within the ceiling void and box-work using a wrap and cut technique and environmentally clean the immediate surrounding areas
24	Second Floor	Mosley Street Office	Remove and dispose of as asbestos waste 1 No. redundant safe unit
25	Third Floor	Open Plan Office	Under fully controlled conditions, remove approximately 5 Sq. m of asbestos insulation board from the high level firebreak between the Main Staircase and Back George Street

A copy of the existing Asbestos Refurbishment/Demolition Report has been provided for reference.

If you have any questions or queries regarding the invitation to tender and to arrange to attend site, please contact Simon Robbie of Asbestos Assessment & Control Ltd on 0161 762 0201 or on email at simon@asbestosassessment.com.

Tenders should be returned via email as per the Tender Reply Slip Enclosed.

SPECIFICATION FOR THE REMOVAL OF ASBESTOS

Preamble

This specification is for the safe removal and disposal of all asbestos containing materials from specified areas throughout 79 Mosley Street, Manchester, M2 3LQ.

79 Mosley Street is made up of two buildings fronting on to Mosley Street and Princess Street respectively. Constructed in the late 19th century over 5 floors, including basement, its former uses were Warehousing, Office Space and Retail Space.

The site has stood vacant for some years and has suffered from a lack of maintenance, vandalism and natural deterioration, including some dry-rot, which has effected the structural integrity of various floor areas throughout the building. There is no structural survey report available and as such, the appointed Contractor will be required to satisfy themselves of the structural safety of the work areas prior to commencement and, where necessary, employ suitable trades or services to implement temporary safety measures.

All services throughout the building, including electricity, water and heating are redundant. Furthermore, as part of the works brief, much of the remaining services effected by asbestos containing materials will be removed such as, old electrics, pipework flange joints and asbestos lagged pipework etc.

Your price is to be provided on the basis of completing all works in the shortest period possible. An indication of your anticipated timescales should be provided along with your Tender Return. Your cost should be inclusive of all disbursements necessary to complete the works in a safe manner and in-line with current Regulations and Guidance. Your cost should include for all specialist access equipment, scaffolding and trades etc in order to properly implement the Safe Method of Work.

Your price should be exclusive of analytical requirements, these will be dealt with by the Client Representative, who will employ the appointed Analysts directly.

Site Set-up / Compound

Owing to the buildings city centre location, there is no suitable external location for the positioning of Vans, Skips, Decontamination Units (DCU's) or Welfare Facilities etc. As such, it is envisioned that a pre-agreed internal location will be provided for the siting of such facilities and the setting -up of a Contractors Compound.

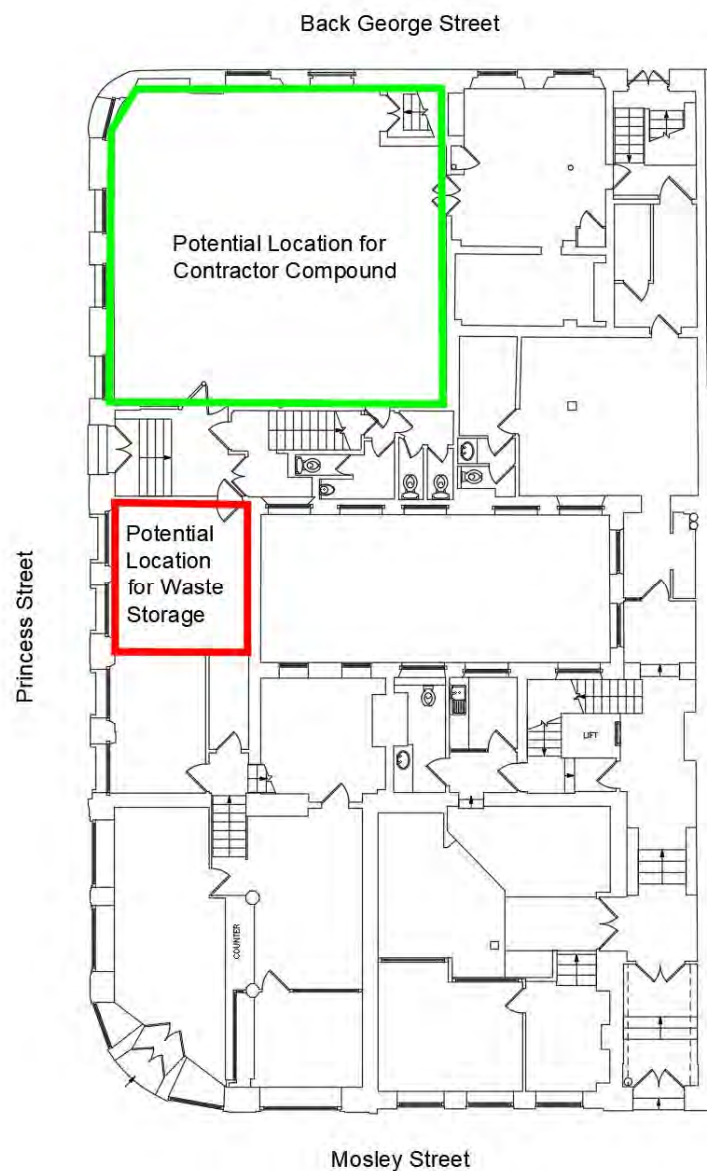
There are no usable welfare facilities available on site, as such, the appointed Contractor is required to provide their own Welfare and Toilet facilities, to be sited within the designated Contractors Compound.

As mentioned above, there are no live services throughout the building. As such, the appointed Contractor will need install their own power and water supplies as necessary to complete the works and provide suitable facilities for their operatives. The appointed Contractor is to allow for the employment of all trades necessary to facilitate the required water and electrical connections to their equipment etc.

It is envisioned that directly connected "Nomad" DCU's will be utilised for the duration of the project.

A pre-agreed internal location will be provided for the temporary storage of all waste materials, which will need to be regularly removed from site using a wait and load system. Due to the buildings city centre location and the potential for interaction with the general public, the removal of waste from site must be undertaken outside of normal hours only.

All such areas will need to be clearly demarcated and barriered off from other building users.



Area 01: External – Roof - Asbestos rope bedding to various skylights



Asbestos rope bedding to the various roof top skylights

Enabling Works

Prior to commencing with the works, suitable safety barriers, fall arrest and access equipment should be put in place.

Enclosure

No enclosure is required.

Removal

The works are typical of asbestos rope bedding removal. Where possible, glass panels should be removed carefully and once cleaned of any asbestos residues set aside for re-use. Following removal of the glass panels asbestos rope bedding should be removed and all frame work should be fine cleaned removing residual asbestos.

Once the asbestos removal is deemed complete, it must undergo a visual inspection by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Background and Reassurance monitoring for the duration of the works. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatements

Upon completion of the asbestos removal, temporary reinstatement of a weather tight covering should be carried out. This should include but not be limited to temporary boarding of the skylights and the installation of a waterproof felt or other suitable barrier.

Area 02: All Floors – Throughout – Compressed asbestos fibre gaskets



Compressed asbestos fibre gaskets to pipe-work flange joints throughout the building

Enabling Works

The contractor should ensure that pipe-work is fully isolated and drained down prior to commencing with removal of the flange joints.

Enclosure

No enclosure is required.

Removal

The works are typical of asbestos gasket removal, pipe-work should be cut on either side of the flange joints and the flanges should be removed whole and disposed of as asbestos waste.

Following removal of the asbestos containing flange joints, the contractor should ensure that any remaining pipework is safely secured and/or removed to a safe location to be disposed of as general waste.

No air monitoring is required.

Reinstatement

No reinstatements are required.

Area 03: All Floors – Throughout – Old electrics



Internal asbestos components to old electrics throughout the building

Enabling Works

The contractor should ensure that all electrical items are fully isolated prior to commencing with removal.

Enclosure

No enclosure is required.

Removal

The works appear to be typical of the removal of asbestos containing electrical items, once isolation is confirmed, electric boxes should be removed whole and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 04: Basement – Restaurant – Asbestos insulation board to the ceiling & beams



Asbestos insulation board cladding to the structural beams and part of the ceiling

Enclosure

An enclosure must be erected to facilitate the removal of the asbestos insulation board to both the ceiling and beams.

Removal

The works will involve the removal of both non-asbestos plasterboard and asbestos insulation board fire cladding to approximately 45 Lin m of high level structural beams, along with approximately 20 Sq. m to part of the ceiling. Following bulk removal, any wooden sub-surfaces / beam cladding should be removed to be disposed of as asbestos waste, prior to an environmental clean of all surfaces throughout the enclosure.

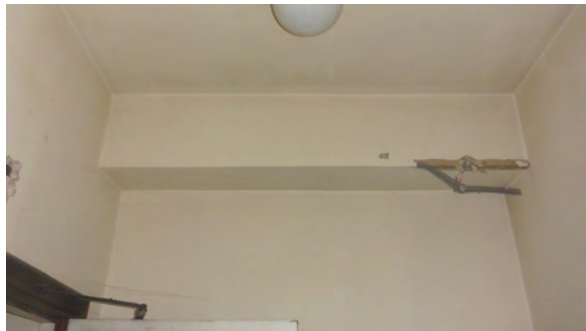
Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 05: Basement – Restaurant Kitchen & Lobby – Asbestos insulation board to the beams



Asbestos insulation board cladding to the structural beams

Enclosure

An enclosure must be erected to facilitate the removal of the asbestos insulation board to the structural beams.

Removal

The works will involve the removal of both non-asbestos plasterboard and asbestos insulation board fire cladding to approximately 9 Lin m of high level structural beams within the Kitchen and Kitchen Lobby. Following bulk removal, any wooden sub-surfaces / beam cladding should be removed to be disposed of as asbestos waste, prior to an environmental clean of all surfaces throughout the enclosure.

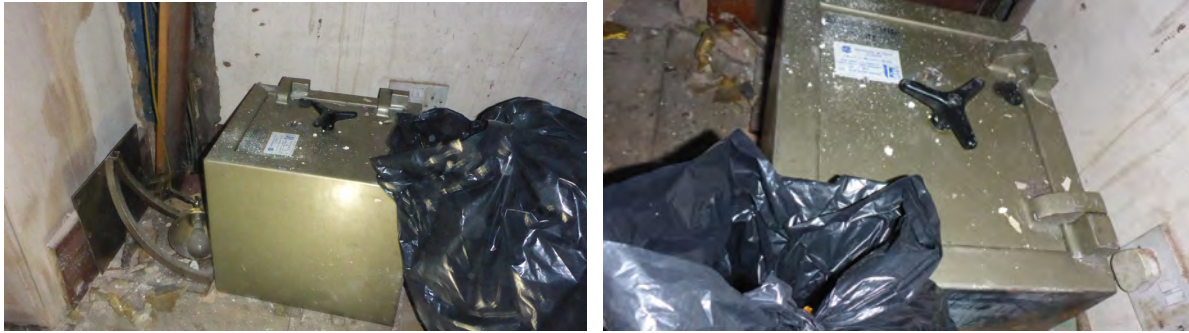
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Reinstatement

No reinstatement works are required.

Area 06: Basement – Beneath Stairs – Presumed internal asbestos to the safe unit



The safe unit is presumed to contain internal asbestos components

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of the removal of an asbestos containing safe unit, the unit should be removed whole and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 07: Basement – Safe Room Lobby – Asbestos cement board to the Safe Room air vent



Small asbestos cement board panel to the Safe Room air vent

Enclosure

No Enclosure is required.

Removal

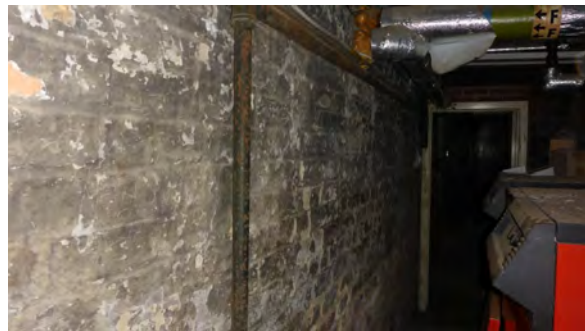
The works appear to be typical of minor asbestos cement removal, the boarding should be removed intact and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 08: Basement – Lift / Safe Room Lobby & Plant Room – Asbestos thermal insulation debris and residues throughout



Asbestos thermal insulation debris and residues to pipe-work, plant, ceilings, walls, penetration points, floors and surfaces throughout

Enclosure

An enclosure must be erected to facilitate the removal of all asbestos thermal insulation residues and debris throughout the areas.

Removal

The works appear to be typical of the removal of residual asbestos thermal insulation and associated debris.

The works will involve the removal of all redundant pipe-work and plant, using a wrap and cut technique, including all associated brackets and hangers etc. Following bulk removal, the contractor is to carry out the removal of minor residues to the ceiling, walls, floors, penetration points and surfaces throughout the rooms, using a shot blast, quilling or other abrasive removal technique. Upon completion, a thorough fine clean of all areas is to be undertaken.

Note: The client has requested the removal of all asbestos materials from the building. As such, encapsulation of the walls in this area will not be accepted.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

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Area 09: Basement – File Store Lobby & File Store – Asbestos floor tiles



Asbestos tiles to the File Store and Lobby floors

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of the removal of asbestos containing floor tiles. The floor tiles should be removed intact where possible and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 010: Basement – File Store & Server Room – Asbestos cement boarding to the ceilings



Asbestos cement boarding to part of the ceilings

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of asbestos cement removal. The boarding should be removed whole where possible and disposed of as asbestos waste. Where the boarding is adhered to the concrete soffit above, some breaking out of the concrete may be required.

Once the asbestos removal is deemed complete, it must undergo a visual inspection by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Background and Reassurance monitoring for the duration of the works. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 011: Basement – Toilet Lobby – Asbestos sink pads to redundant sink unit



Asbestos bitumen sink pads to the loose, redundant sink unit

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of the removal of an asbestos sink unit containing asbestos sink pads. The sink unit should be removed intact and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 012: Basement – Toilet – An asbestos reinforced composite toilet cistern



An asbestos reinforced composite (ARC) toilet cistern to the wall of the Toilet

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of the removal of an asbestos containing toilet cistern. The cistern should be removed whole and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 013: Basement – Former Salon – Asbestos cement boarding to the ceiling



Asbestos cement boarding to the original ceiling, beyond plasterboard

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of asbestos cement removal. Firstly, the plasterboard ceiling should be removed and disposed of as general waste, including any associated wooden frame-work etc, followed by the removal of the asbestos cement. The boarding should be removed whole where possible and disposed of as asbestos waste. Following removal, the work area should be fine cleaned using a H Type vac and all remaining wooden sub-surfaces should be de-nailed and drilled out.

Once the asbestos removal is deemed complete, it must undergo a visual inspection by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Background and Reassurance monitoring for the duration of the works. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 014: Basement – Undercroft Below Restaurant Kitchen – Minor asbestos cement & insulation board debris



Minor asbestos cement and insulation board debris to the floor of the Undercroft

Enabling Works

In order provide safe access and egress, and to enable the proper cleaning of the floor surface, it is envisaged that a number large openings will be made through the wooden Kitchen floor. In addition, in order to allow further inspection of the adjacent floor voids, below the former Restaurant, additional opening through this floor will also be required.

Enclosure

It is envisioned that these works will be undertaken under controlled conditions. Due to the naturally enclosed nature of the work area, minimal enclosure construction will be required.

Removal

The works appear to be typical of the removal of minor loose asbestos insulation board and cement debris from a soil floor. The works will involve the removal of general building waste and rubble, prior to a fine cleaning of the soil surface, removing all remaining waste materials along with the asbestos cement and insulation board debris.

Once the area is deemed complete, it must undergo a visual inspection by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Background and Reassurance monitoring for the duration of the works. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

Upon completion of these works, a temporary hard board covering should be fixed over all opening made through the wooden floors.

Area 15: Ground Floor – Mosley Street Entrance – Asbestos thermal insulation to vertical pipe-work



Asbestos thermal insulation to the vertical pipe beside the door

Enabling Works

In order to allow the formation of an enclosure, the contract must carefully, under controlled conditions, remove a section of the arched plasterboard ceiling around the pipe. High level access equipment may be required.

Enclosure

An enclosure must be erected to facilitate the removal of all asbestos thermal insulation from the pipe-work.

Removal

The works appear to be typical of the removal of asbestos thermal insulation and associated debris.

The works will involve the removal of redundant asbestos insulated pipe-work using a “wrap & cut” technique, including all associated brackets and hangers etc. Following removal of the pipe-work, all surfaces throughout the enclosure should be environmentally cleaned, removing all loose debris and residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 16: Ground Floor – Lift Lobby – Asbestos thermal insulation to vertical pipe-work



Asbestos thermal insulation to 2 vertical pipes beside the chimney, adjacent to the Lifts

Enabling Works

No enabling works are required.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulated pipe-work.

Removal

The works appear to be typical of the removal of asbestos thermal insulation and associated debris. However, please note that we presume the asbestos thermal insulation to be present to the pipe-work beyond the low level stone / brick enclosing it.

The works will involve the removal of the low level stone / brick work to expose the pipes. Following this, the redundant asbestos insulated pipe-work should be removed using a “wrap & cut” technique, including all associated brackets and hangers etc. Following removal of the pipe-work, all surfaces throughout the enclosure should be environmentally cleaned, removing all loose debris and residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 17: Ground Floor – Lightwell Lobby / Store – Asbestos thermal insulation to pipe-work



Asbestos thermal insulation to 2 vertical pipes within the box-work and above the Lightwell Lobby Store

Enabling Works

It was noted that the floors in the vicinity of the Lightwell Lobby and Store were suffering from the effects of dry-rot. As such, the contractor should allow for the professional assessment of the building structure in this area and should employ any such control measures deemed necessary prior to commencing with the works.

In order to allow for the construction of an enclosure and the complete removal of the ACM's identified, the contractor should allow for the careful removal of the Lightwell Lobby Store Room partition walls and its associated raised wooden floor etc.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulated pipe-work.

Removal

The works appear to be typical of the removal of asbestos thermal insulation and associated debris.

The works will involve the removal of redundant asbestos insulated pipe-work using a “wrap & cut” technique, including all associated brackets and hangers etc. Following removal of the pipe-work, all surfaces throughout the enclosure should be environmentally cleaned, removing all loose debris and residues.

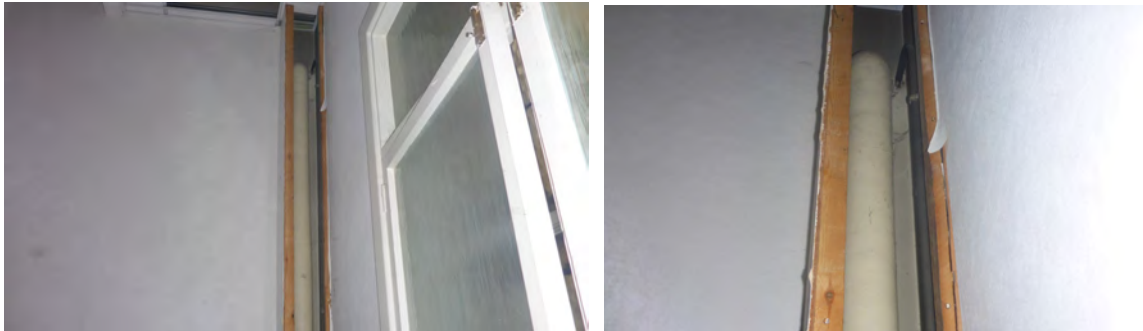
Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 18: Ground Floor – Lift Stairwell Half-landing – Asbestos thermal insulation to pipe-work



Asbestos thermal insulation to pipe-work within the Half-landing box-work between the ground and first floor

Enabling Works

Minor enabling works will be required to remove the man-made mineral fibre ceiling tiles and associated metal frame-work from the Half-landing ceiling, in order to allow the set-up of an enclosure.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulated pipe-work.

Removal

The works appear to be typical of the removal of asbestos thermal insulation and associated debris.

The works will involve the removal of redundant asbestos insulated pipe-work using a “wrap & cut” technique, including all associated brackets and hangers etc. Following removal of the pipe-work, all surfaces throughout the enclosure should be environmentally cleaned, removing all loose debris and residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 19: Ground Floor – Rear Fire Escape – Asbestos insulation board door head, door lining and associated debris



Asbestos insulation board lining to the fire exit door and door-head, with associated debris to the floor

Enabling Works

No enabling works are required.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulation board and associated debris to the surrounding floor area.

Removal

The works appear to be typical of the removal of asbestos insulation board and debris.

The works will involve the removal of the fire door whole, with the remaining asbestos insulation board intact. Following this, the asbestos insulation board door-head should be removed and the surrounding floor area environmentally cleaned, removing all remaining debris. Any remaining wooden frame-work should either be removed and disposed of according, or it should be de-nailed and drilled out to remove any remaining residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 020: First Floor – Open Plan Office – Asbestos cement boarding behind the radiator



Asbestos cement boarding to the wall behind the radiator

Enabling Works

Enabling works may involve the removal of the radiator in order to gain access to the board.

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of asbestos cement removal. However, firstly, in order to allow free access to the asbestos, the radiator may require removal. Once accessible, the boarding should be removed whole and disposed of as asbestos waste.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Background and Reassurance monitoring for the duration of the works. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 21: First Floor – Lightwell Lobby – Asbestos thermal insulation debris in the floor void



Minor asbestos thermal insulation debris around pipe-work within the floor void

Enabling Works

No enabling works are required.

Enclosure

An enclosure must be erected to facilitate the removal of the asbestos insulation debris.

Removal

The works appear to be typical of the removal of asbestos thermal insulation debris.

The works will involve the removal of redundant low level pipe-work and asbestos insulation debris within the floor void, passing through to the Lightwell Lobby below. It is envisioned that these works will run concurrently with the removal of asbestos insulated pipe-work within this location on the floor below. Following removal of the pipe-work and debris, all surfaces throughout the enclosure should be environmentally cleaned, removing all loose debris and residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 22: First Floor – Lift Stairwell Half-landing – Asbestos insulation board panel to the ceiling



Asbestos insulation board panel to the original Half-landing ceiling between the first and second floor

Enabling Works

Minor enabling works will be required to remove the man-made mineral fibre ceiling tiles and associated metal frame-work from the Half-landing ceiling, in order to allow the set-up of an enclosure.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulation board to the ceiling.

Removal

The works appear to be typical of the removal of asbestos insulation board.

The works will involve the removal of the asbestos insulation board panel from the original Half-landing ceiling. Following this, all areas throughout the enclosure should environmentally cleaned, removing any debris and any remaining wooden frame-work should be de-nailed and drilled out to remove any remaining residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 23: Second Floor – Central Kitchen – Asbestos thermal insulation to pipe-work



Asbestos thermal insulation to pipe-work within the Ceiling Void and vertical box-work

Enabling Works

Minor enabling works may be required to remove the man-made mineral fibre ceiling tiles and associated metal frame-work, in order to allow the set-up of an enclosure.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulated pipe-work.

Removal

The works appear to be typical of the removal of asbestos thermal insulation.

The works will involve the removal of redundant asbestos insulated pipe-work using a “wrap & cut” technique, including all associated brackets and hangers etc. Following removal of the pipe-work, all surfaces throughout the enclosure should be environmentally cleaned, removing all loose debris and residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Area 024: Second Floor – Mosley Street Office – Presumed asbestos to the old safe



Presumed concealed internal asbestos to the old safe unit

Enabling Works

No enabling works will be required.

Enclosure

No Enclosure is required.

Removal

The works appear to be typical of the removal and disposal of an asbestos containing safe unit. The safe unit should be removed whole and disposed of as asbestos waste.

No air monitoring is required.

Reinstatement

No reinstatement works are required.

Area 25: Second Floor – Open Plan Office – Asbestos insulation board firebreak



Asbestos insulation board firebreak at high level between the Main Staircase and Back George Street

Enabling Works

No enabling works will be required.

Enclosure

An enclosure must be erected to facilitate the removal of asbestos insulation board to the firebreak.

Removal

The works appear to be typical of the removal of asbestos insulation board.

It is envisioned that high level access equipment, such as a mobile working platform, will be required in order to provide safe access to the high level material.

The works will involve the removal of the asbestos insulation board from the high level firebreak partition. Following this, all areas throughout the enclosure should be environmentally cleaned, removing all debris and any remaining wooden frame-work should either be removed and disposed of according or be de-nailed and drilled out to remove any remaining residues.

Once the area is deemed complete, it must undergo a 4 Stage Clearance and Re-occupation procedure by an independent UKAS accredited analyst, who will be employed by ourselves, Asbestos Assessment & Control Ltd, as the Client Representative.

We, Asbestos Assessment & Control Ltd, acting as Client Representative, will arrange and directly employ an independent UKAS accredited analyst to undertake Leak and 4 Stage Clearance Monitoring. The appointed contractor will be responsible for their own in-house Personal Monitoring, if required.

Reinstatement

No reinstatement works are required.

Standards and Requirements

All works must be undertaken adopting methods laid down in all current legislation and associated guidance.

All work must be carried out under strict fully controlled conditions, unless otherwise stated.

Only Asbestos Removal Contractors holding a current asbestos removal licence and medically certified and trained staff will be considered for this contract.

The Contractor is advised to undertake a sufficient inspection of the site prior to pricing for the work.

A Programme of Works will be required prior to commencement on site.

Please note, the works package will likely be instructed under a standard minor works contract, which is to be signed and returned upon instruction and prior to commencing on site.

CONTRACT CONDITIONS

A Programme of Works will be agreed at a pre-start meeting. Subsequently, consideration should be given to the planning of enclosures, equipment and the number of operatives, in order to keep analytical visits (4 Stage Clearances) to a minimum.

All work must be carried out in compliance with the appropriate legislation, standards, Approved Codes of Practice (ACoP's) and associated Guidance. In addition, the appointed Asbestos Removal Contractor will comply with any specific requirements of the relevant Enforcing Authority, the Client Representative/Appointed Analyst, the Client or the nominated Manager(s) of the premises on which it is proposed to carry out the contract.

It is the appointed Asbestos Removal Contractor's responsibility to undertake the safe removal, handling and disposal of all the materials containing asbestos from within the area of work as defined.

The appointed Asbestos Removal Contractor will send formal Notification (ASB5) to the relevant Enforcing Authority (HSE/Local Authority) and provide a Plan of Work. The ARCA plan of work is the preferred layout.

Work will only be allowed to start after the Client Representative is satisfied that the work area has been sealed as far as is practicable.

The appointed Asbestos Removal Contractor will have a competent management organisation, which is capable of ensuring full compliance with all statutory and regulatory requirements relating to this contract

The appointed Asbestos Removal Contractor shall nominate the person who will be directly responsible for the management of the work and for the on-site supervision of the appointed Asbestos Removal Contractor's employees. If this person is not scheduled to be on site at all times throughout the contract, then a responsible person, who will be on site throughout the full duration of the work, must be nominated. Any instruction given to this nominated person shall be deemed to have been issued to the Asbestos Removal Contractor.

If required to do so, by the Client Representative, the appointed Asbestos Removal Contractor will supply full details of the work experience and training of all persons they intend to employ on the contract. All persons handling asbestos must be over 18 years of age and possess a valid medical certificate, as required by the Control of Asbestos Regulations 2012.

The appointed Asbestos Removal Contractor shall erect adequate barriers, warning notices and other protective measures that are necessary to ensure the health and safety of anyone working, or present, either temporarily or permanently, in the areas immediately outside the specified asbestos work area.

The appointed Asbestos Removal Contractor shall provide sufficient lighting within the work enclosure to ensure that the asbestos work can be carried out effectively and without risk to the health and safety of his employees. This lighting will be left in place, and working, until such time as the 'Clearance Certification' work has been completed by the Appointed Analyst and until the Client Representative has completed any inspections he/she may wish to carry out.

The appointed Asbestos Removal Contractor shall provide, adequately maintain, and remove from site on the completion of the contract, all the special facilities that are required for employees engaged in handling asbestos, e.g. Decontamination Units (DCU's), Negative Pressure Units (NPU's), Personal Protective Equipment (PPE), Respiratory Protective Equipment (RPE), etc.

The appointed Asbestos Removal Contractor must hold a valid licence from the Health and Safety Executive under the Control of Asbestos Regulation 2012. A copy of which shall be available for the inspection of the Client Representative/Appointed Analyst on request. The appointed Asbestos Removal Contractor must immediately inform the Client Representative/Appointed Analyst in writing, if his licence is revoked by the HSE, or if any alterations are made to any of the conditions of the licence

The Asbestos Removal Contractor shall not sub-let the work or any part thereof without the written consent of the Client Representative, whose consent will not be unreasonably withheld.

All items of plant, or other materials, which are to be removed to facilitate the asbestos removal work, shall be cleaned and then stored in an asbestos-free area, if they are removed prior to active asbestos removal, otherwise they should be cleaned and stored inside the enclosure to await inspection.

The appointed Asbestos Removal Contractor shall be responsible for carrying out the obligations imposed by The Hazardous Waste (England and Wales) Regulations 2005 upon the 'Producer' and also for carrying out, or ensuring that they are carried out, the responsibilities imposed by these Regulations upon the 'Carrier'. The 'Producer's' copy of the Consignment Note for the disposal of Asbestos Waste shall be sent to the Client Representative as soon as it is available, and payment of this contract can be made. Until receipt of the Consignment Note the contract is deemed unfinished.

The appointed Asbestos Removal Contractor could be made responsible for the security arrangements relating to the building. These arrangements should be discussed with the Client Representative prior to the commencement of the works.

The appointed Asbestos Removal Contractor and his employees shall treat the works and other activities on the site as confidential. Except where it is necessary for the compliance with statutory or similar regulations, the appointed Asbestos Removal Contractor, his employees, or agents shall not discuss any such matters other than with the Client Representative, their authorised representative, or a representative of the Client. Furthermore, the appointed Asbestos Removal Contractor will need to reduce, where practicable, the visibility of asbestos-related signage, vehicles, enclosures and related items from tenants. Compound fencing should be of suitable height and lined so as to minimise visibility from the outside. Absolute discretion must be maintained at all times.

On completion of the work area, the appointed Asbestos Removal Contractor, or his on-site representative, shall inform the Appointed Analyst who will then carry out 'Clearance Certification' of the work enclosure. This is carried out to ensure that the work has been completed to an acceptable standard, and that the work area is fit for return to normal use. If the Asbestos Removal Contractor has not completed the work to the satisfaction of the Appointed Analyst, he will be required to take whatever remedial action is necessary to satisfy the requirements of the Appointed Analyst.

Once the 'Clearance Certificate' has been issued by the Appointed Analyst, the appointed Asbestos Removal Contractor will dismantle any structures erected during the contract and remove all such materials from site. Any materials that are deemed to be contaminated with asbestos by the Appointed Analyst must be disposed of as asbestos waste, this particularly applies to any plastic sheeting and other materials used in the construction of work enclosures.

Once the appointed Contractor has dismantled the enclosure, the Appointed Analyst may carry out a Re-assurance test if they deem necessary. If in the event of an air test failure the contractor must carry out an environmental clean of the area at his own expense and any further air monitoring carried out as a result of this.

Should the appointed Asbestos Removal Contractor, as a result of his work, cause any areas outside the sealed work enclosures to become contaminated with asbestos, then he will be required to decontaminate all such areas at his own expense and also bear the costs of any additional work which the Appointed Analyst has to undertake as a result of this contamination. The Appointed Analyst costs for any such additional work will be deducted from the agreed contract price.

The appointed Asbestos Removal Contractor will supply a decontamination unit, which meets at least the minimum requirements of HSG 247: The Licensed Contractors Guide.

The decontamination unit will be sited at the discretion of the Client, and the appointed Asbestos Removal Contractor will be responsible for providing suitable tradesmen and equipment to enable all necessary connections to electricity and water services to be made.

Wastewater from the unit will both be filtered and piped directly into a suitable drain or collected in a sealed container for subsequent suitable disposal.

All asbestos working enclosures will have a minimum of three-stage entry/exit airlock connected to them, (Each airlock compartment should be a minimum of 1 Sq. m unless this is impractical, meeting at least the minimum requirements of HSG 247: The Licensed Contractors Guide). All clear virgin polythene sheeting used in the construction of such enclosures and airlocks will be of a minimum 1000 gauge.

The appointed Asbestos Removal Contractor will supply negative pressure units (NPU's) to ensure that the work enclosure can be maintained at a lower pressure than the ambient atmospheric pressure. The negative pressure differential should normally be maintained from the start of the asbestos work until after the final 'Clearance Certification'.

The work enclosure will be supplied with NPU's of sufficient capacity to ensure that the specified pressure differential can be maintained. Variable flow NPU's are preferred, as they can then be adjusted as required.

The appointed Asbestos Removal Contractor is to provide a Torch-cross monitor, Manometer or other approved apparatus to enable the Appointed Analyst and the Client Representative to ensure that adequate negative pressure of -5 Pa. is maintained as a minimum.

The Client Representative may require seeing the maintenance and service records of all NPU's and, if they are not satisfied that the equipment has been properly maintained and serviced, then the appointed Asbestos Removal Contractor will be required to replace the unsatisfactory equipment with equipment which meets these requirements.

Whenever practicable the NPU's will exhaust to the outside atmosphere and not inside the buildings. Details of the intended locations of NPU's and their exhaust points must be included in the appointed Asbestos Removal Contractor's detailed Method Statement. If it is deemed necessary to have the exhaust points within buildings, then the Appointed Analyst will reserve the right to carry out regular air sampling in the vicinity of the exhausts to monitor the efficiency of the NPU filtration.

The Appointed Analyst will carry out Clearance Certification work in accordance with the provisions of Guidance HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. The appointed Asbestos Removal Contractor will be expected to have read these documents so that he will understand the requirements of the Clearance Certification procedure.

The Appointed Analyst, in the presence of a senior representative of the appointed Asbestos Removal Contractor, preferably the site Supervisor, or equivalent, will carry out the visual inspection. If deemed appropriate by the Appointed Analyst, any unsatisfactory areas will be pointed out to enable the appointed Asbestos Removal Contractor to carry out minor cleaning work as the inspection progresses. If the inspection 'fails' then the appointed Asbestos Removal Contractor will be required to carry out further work as indicated by the Appointed Analyst and arrange for a subsequent inspection when this work has been completed.

The Appointed Analyst will only carry out the clearance air sampling after the visual inspection indicates that the work has been completed to their satisfaction, any sealing has been completed and the internal surfaces and contents of the enclosure are as dry as is considered practicable under the prevailing site conditions.

Dismantling of asbestos enclosures will only be undertaken once the Appointed Analyst has issued an 'on-site' Air Clearance Certificate for the enclosure concerned. The dismantling work should, whenever practicable, start at a point remote from the entrance/exit airlocks and progress back to these airlocks. The airlocks should normally be taken down last. A type 'H' vacuum cleaner should be available to remove any debris found either in or behind sheeting or seals and operatives carrying out this work will wear suitable protective clothing and RPE.

All sealant within the enclosure i.e. Polythene and foam must be removed at the stage 4 section of the 4 Stage Clearance.

As part of the 4 Stage Clearances, the Appointed Analyst must carry out a final inspection of the area after the appointed Asbestos Removal Contractor has completed his work, to ensure that no visible traces of asbestos have been left behind. The appointed Asbestos Removal Contractor must ensure that sufficient equipment and manpower are available to remove any debris that might be found during this final inspection.

If after the dismantling stage the Appointed Analyst deems it necessary, he may carry out Re-assurance air testing, if the air tests fail the contractor must re-clean the area at their own cost, the above is left to the discretion of the Appointed Analyst.

Electrics & water

Services throughout the building are redundant. The appointed Contractor should employ the relevant trades people to confirm isolation of all services prior to commencement with the works on site. As such, the appointed Contractor will be required to provide their own temporary power and water supplies in order to set-up site facilities and complete the works listed above. The location of such temporary supplies will be agreed during a pre-start meeting.

The Contractor must have emergency provisions in place for dealing with accidents/incidents involving the disruption of their service supplies i.e. emergency plumbers and electricians etc.

Smoke Testing

Upon completion of the enclosure and prior to any removal work commencing, the Client Representative will carry out an inspection of the enclosure seals / sheeting and witness a Smoke Test.

The Contractor will be required to provide a Smoke Generator, which produces non-toxic smoke, in order that the enclosure can be properly smoke tested. The Contractor may carry out his own smoke tests prior to calling in the Client Representative, to satisfy himself that the sealing of the enclosure is satisfactory.

If the pressure differential falls below that specified for the enclosure at any time, then the Contractor must stop work immediately and check the integrity of the enclosure concerned. The Client Representative must be informed of all such incidents as soon as possible after they occur and work must not restart until the pressure differential has been restored.

The Client Representative will require at least 24 hour's notice of any Smoke Test which they are asked to attend and if any time is lost due to adequate notice not being given by the Contractor, this lost time will be considered to be the sole responsibility of the Contractor.

If the local Enforcement Officer, HSE or Environmental Health, request that they be notified of any smoke testing, then it will be the Contractors responsibility to ensure that the Enforcement Officer is given the required notice. Again any time lost due to the Contractor not complying with the Enforcement Officer's requirements will be held to be the sole responsibility of the Contractor.

Decontamination Unit and Waste Skip

Due to the buildings city centre location, there are no suitable external locations for the siting of Decontamination Unit (DCU's) and sealable Waste Skips. As such, the appointed Contractor will be required to utilise suitable direct connected "Nomad" DCU's for the duration of the works. All waste materials will initially need to be transited to agreed internal location for storage, prior to being removed from site using a wait and load system, which will have to be undertaken outside of normal working hours.

Access for such unit(s) will be discussed with the Client Representative during the tendering stage.

Transit Procedures and Removal of Waste

Where not specified, the Transit Routes from the work area to the Decontamination Unit (DCU's) and waste skip(s) will be discussed with the Client Representative at the tendering stage. It is emphasised that the Asbestos Removal Contractor must ensure that the proposed transit procedures and the colour of overalls nominated for transiting must be strictly adhered to. The Appointed Analyst/Client Representative will need to be informed when the waste removal is being carried out.

Noise

Although a certain amount of noise will be inherent in the undertaking of the removal works, it should be stressed that this noise should be kept to the minimum level practicable, to minimise disturbance to others.

Negative Pressure Units (NPU's)

The contractor must use the correct size NPU's within each enclosure, maintaining a suitable negative pressure differential of -5 Pa. In certain circumstances, greater pressure differentials may be specified, e.g. where other persons are working immediately outside the enclosure and very high airborne fibre levels are expected within the enclosure, and in other instances the on-site circumstances mean that lower pressure differentials are acceptable.

Fibre Levels

The appointed Asbestos Removal Contractor is reminded of the duty to minimise airborne fibre levels within asbestos working enclosures so far as is reasonably practicable (the Approved Code of Practice "Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board" Third Edition). The method of approach to this requirement should be included in the Method Statement, Plan of Work and Assessment documentation.

Enclosed:

Asbestos Refurbishment/Demolition Report

Tender Reply Slip

Stephen Levrant Heritage Architecture Ltd

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