MANCHESTER CITY COUNCIL

Corporate Services
Asbestos Group

ASBESTOS SURVEY REPORT
Reference:11/759/1

Buckthorn House
2 - 4 Buckthorn Close
Chorlton
Manchester

Survey date: 21 November 2008



Survey carried out by Michelle Backhouse of the Asbestos Group

Report compiled by Michelle Backhouse of the Asbestos Group

Report approved by Mark Tasker of the Asbestos Group

Signed : M J Tasker

Manchester City Council
Corporate Services Asbestos Group
Heron House
Level 4
47 Lloyd Street
Manchester
M2 5LE

Tel: 0161 219 6209
Fax: 0161 274 7103
e-mail: asbestos@manchester.gov.uk

CONTENTS

1. INTRODUCTION
   (Purpose & status of report; extent of survey, brief description of premises)
2. EXECUTIVE SUMMARY
3. PRE-SURVEY DESK TOP STUDY
4. SURVEY:
   a) TYPE
   b) STRATEGY
   c) LIMITATIONS & SAFETY
   d) SAMPLE ANALYSIS
5. EXTENT OF SURVEY:
   a) STANDARD EXCLUSIONS
   b) AREAS NOT SURVEYED
6. ASBESTOS REGISTER AND PHOTOGRAPHS
7. SUMMARY OF RECOMMENDATIONS

Appendix 1 Notes on asbestos management.
References

Appendix 2 Types of asbestos containing materials

Appendix 3 Asbestos survey types (MDHS 100)

Appendix 4 Asbestos register terminology and material assessment score

Appendix 5 Analytical test report

Appendix 6 Floor plans

1 INTRODUCTION

The building comprises 2-4 Buckthorn Close with extension to the front a side extensions at ground floor level.

Buckthorn House provides satellite day care services for adults with learning disabilities; this group occupies the ground floor only. The local Community Police Service use one of the rooms upstairs and a Youth Club use the building several nights a week.

The report must be studied as a complete document and if copies are made they must be complete. The Corporate Services Asbestos Group can take no responsibility for errors or misunderstandings arising from the use of partial copies.

The provision of this information should assist persons having responsibilities for building repairs and maintenance to manage the asbestos hazard in an appropriate manner to minimise risks to the workforce and to other persons in the vicinity in accordance with Regulation 4 of the Control of Asbestos Regulations 2006, other relevant health and safety legislation and City Council policy.
All parts of the premises were inspected (except those listed in 5B and 6 below).

Until proved otherwise it should be assumed that inaccessible building elements contain asbestos and persons working in the vicinity should take appropriate precautions. When access is made available further sampling should be carried out by suitably trained competent persons to ensure that all building elements are accurately identified.

2 EXECUTIVE SUMMARY

Asbestos containing materials were confirmed in the following locations:

- **A0/5 Store Cupboard - Vinyl floor tiles (beige) contains Chrysotile (white asbestos)**
- **A0/7 Electric Cupboard - Vinyl floor tiles (beige) contain Chrysotile.**
- **External elevations AEX/6,7,8 - On top of the flat roof - Cement debris contains Chrysotile.**

Further details are in the Asbestos Register (see section 6).

3 PRE SURVEY DESK TOP STUDY

In order to plan the survey process before visiting the site research was carried out as follows:

Data held by the Corporate Safety Team.

4 SURVEY:

4A) TYPE

The survey was to MHDS 100 Type 2 standard (see Appendix 3). This type of survey is undertaken to determine so far as is reasonably practicable the full extent of asbestos materials within a building or site. All areas where access is readily available (including areas accessible using hand tools and ladders) will be inspected. All suspect materials will be sampled in accordance with the H.S.E. guidance notes MDHS 100 and HSG 248 (unless otherwise instructed). The report will detail all items of asbestos found, including the nature of the material, asbestos type and estimated quantities, as well as fully annotated plans where provided by the client (and photographs where necessary to locate or identify an item). Where the presence of asbestos materials is suspected in area / parts which are not readily accessible, these will be identified in the report (see section 5B) and recommendations made for further investigation.

4B) STRATEGY

1. The surveys were conducted by means of visual inspection (Type 1 walk through) and subsequent sampling of materials suspected to contain asbestos (Type 2 survey).

2. Where the surveyor could not visibly identify a material, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material (such as board or beam cladding) then all visually similar material in the same area must be assumed to contain asbestos.

3. The number of samples taken were the minimum consistent with the need to provide an accurate assessment of the presence of asbestos containing materials (ACMs) whilst at the same time minimising the degree of interference caused to ACMs.

4. Samples were taken using a sharp knife, a screwdriver, pliers, core borer, or other suitable tools and were collected in self-seal plastic bags. A sample reference number was then allocated to that sample and recorded on the sample bag.

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

6. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

7. Insulation to pipes and boilers shall be inspected on its outer surfaces and at points where the underlying pipe is visible i.e. valves, flanges, etc. The Corporate Services Asbestos Group shall not remove pipe insulation as part of a Type 2 survey and shall not remove any surface coverings such as metal cladding. It is important to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

8. It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. Therefore the Asbestos Group cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of work.

9. Where there are large numbers of identical items distributed throughout the site (e.g. fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified. Where this type of assumption has been made the report data will describe the samples as "referred" and the number of the sample to which they are referred will be given.

10. Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. The Corporate Services Asbestos Group shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material.

4C) LIMITATIONS & SAFETY

1. Sampling and positive identification of materials at height was limited to those locations, which could be safely accessed using our 3 metre surveyor's ladders.

2. The survey covered all safely accessible parts of the premises. Areas which could not be accessed or were not practical or not safe to survey are referred to in Section 5B.

3. As required under the Control of Asbestos Regulations 2006, dust release in sampling was reduced to as low as was reasonably practicable and an assessment in respect of likely dust release dictated the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with duct tape or filler paste. All samples were double sealed in dust tight polythene bags.

4. Sampling did not impair the structural integrity of the building or plant.

5. Samples were not taken where the act of sampling would have endangered the surveyor or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.

4D) SAMPLE ANALYSIS

Analysis of the samples was carried out by using methods in accordance with HSG 248. The samples were first examined under a low magnification stereo-microscope, the fibres teased apart and an estimate made of their concentrations.

The laboratory used was:

Airborne Environmental Consultants Ltd
23 Wheelforge Way
Ashburton Point
Trafford Park
Manchester
M17 1EH

5. EXTENT OF SURVEY

5A) STANDARD EXCLUSIONS

The following areas are not normally included in a survey unless specifically requested by the client and / or special arrangement for safe access have been made by the client:

1. Those areas are not accessible at the time of the survey.

2. Flues, ducts, voids or any similar enclosed areas, the access to which would require the use of specialist equipment or tools, or which would cause damage to decoration, fixtures, fittings or the structure.

3. Lift shafts, plant rooms or similar which would require the attendance of a specialist engineer.

4. Plant, equipment and machinery present in the premises were not opened or dismantled to check for internal sources of asbestos.

5. Areas or surfaces that would require the removal or relocation of carpets, heavy furniture, fixture or fittings.

6. Flooded basements or other areas where surfaces are covered by water or other liquids shall be identified as inaccessible areas. The Corporate Services Asbestos Group cannot be held responsible for the presence of asbestos in submerged or flooded areas.

7. Any part of the premises requiring specialist access – for example roof areas.

8. Corporate Services Asbestos Group cannot accept responsibility for the identification of any sealed void within structures such as bricked up basement rooms, risers, etc. or where there is no evidence to support its presence such as clear marked drawings. **Accurate site plans are extremely important in this regard.**

This report therefore cannot cover or comment on any asbestos that may be present in these areas that have been excluded from the survey.

5B) AREAS NOT SURVEYED (These are also listed in the Asbestos register see Section 6)

Location	Inaccessible areas	Reasons for no access
A0/3 Store Cupboard	Top level of store cupboard	Locked no key available
A011 Outside Store	Internal aspect of store	Locked no key available
A012 Outside Store	Internal aspect of store	Locked no key available

5C) EXCLUSIONS SPECIFIC TO THIS SURVEY

There were no exclusions specific to this survey .

6. ASBESTOS REGISTER AND PHOTOGRAPHS

Buckthorn House, 2-4 Buckthorn Close, Chorlton

LOCATION REFERENCES AS INDICATED ON FLOOR PLAN

Location	Element	Material	Status	Extent
AEX/ 3,4,5	Gritted bitumen felt to the flat roof	Bitumen Product	No Asbestos Detected S7	16 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
AEX/4	Textured finish to a section of the wall (cream)	Textured Coating	No Asbestos Detected S5	6 Square Metres



Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
AEX/ 6,7,8	Cement debris to the flat roof	Cement	Confirmed Chrysotile S8	Small Amount



Risk Assessment	
Condition	Fair
Accessibility	Medium
MAS	Low Risk
Overall Risk	
Management Action Required	
See Recommendation 7.1	

Action taken by R. O.

Location	Element	Material	Status	Extent
AEX/ 6,7,8	Gritted bitumen felt to the flat roof	Bitumen Product	No Asbestos Detected S6	6 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/1 Entrance Hall	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected S1	6 Square Metres

	Risk Assessment	
	Condition	
	Accessibility	
	MAS	
	Overall Risk	
	Management Action Required	
	None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/2 Communal Room	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	54 Square Metres

	Risk Assessment	
	Condition	
	Accessibility	
	MAS	
	Overall Risk	
	Management Action Required	
	None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/3 Store Cupboard	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	1 Square Metre

	Risk Assessment	
	Condition	
	Accessibility	
	MAS	
	Overall Risk	
	Management Action Required	
	None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/3 Store Cupboard		Unknown	No Access	Unknown



Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
See Recommendation 7.3	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/4 Hall	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	8 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/5 Store Cupboard	Vinyl floor tiles (beige)	Flooring	Confirmed Chrysotile S2	1 Square Metre

Risk Assessment	
Condition	Fair
Accessibility	High
MAS	Low Risk
Overall Risk	
Management Action Required	
See Recommendation 7.2	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/6 Under stair Store	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	2 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/7 Electric Store	Vinyl floor tiles (beige)	Flooring	Confirmed Chrysotile S2	0.5 Square Metres

Risk Assessment	
Condition	Fair
Accessibility	High
MAS	Low Risk
Overall Risk	
Management Action Required	
See Recommendation 7.2	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/8 Toilet	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	2.5 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/10 Kitchen & Lounge	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	50 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
AS/1 Stairs	Non-slip tread to stairs (black)	Flooring	No Asbestos Detected S3	14 x 1 Linear Metre

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A1/3 WC	Vinyl sheet flooring (beige)	Flooring	No Asbestos Detected Ref S1	2 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A2/1 Loft Space	Bitumen felt to the underside of he roof	Bitumen Product	No Asbestos Detected S4	70 Square Metres

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
None	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/11 Outside Store		Unknown	No Access	Unknown

Risk Assessment	
Condition	
Accessibility	
MAS	
Overall Risk	
Management Action Required	
See Recommendation 7.3	

Action taken by R. O.

Location	Element	Material	Status	Extent
A0/12 Outside Store		Unknown	No Access	Unknown

	Risk Assessment	
	Condition	
	Accessibility	
	MAS	
	Overall Risk	
	Management Action Required	
	See Recommendation 7.3	

Action taken by R. O.

END OF REGISTER

7. RECOMMENDATIONS

7.1 Asbestos cement debris to the flat roof.

In view of the location of the asbestos containing material and the one small piece that was found the material is not likely to be damaged any further in the future. However at some point it would be advisable to make arrangements in the longer term, for the piece of asbestos cement to removed by a licensed asbestos contractor on the Council's Select List.

7.2 Vinyl floor tiles to the Electric Cupboard (A0/7) & the Store Cupboard (A0/5)

These are a low risk asbestos product ands therefore can be left in place and managed.

7.3 Outside stores (A0/11 & A0/12), Store Cupboard (top cupboard A0/3)

When access is available ensure that unidentified materials are sampled and analysed by competent persons.
Asbestos may be present in this location but this could not be proven on this survey. The location MUST be considered to be potentially hazardous until accurate data is obtained. When access is available ensure that unidentified materials are sampled and analysed by competent persons.

If building works, decoration or demolition in this location is planned further asbestos survey work by a competent person must be carried out to identify asbestos containing materials.

"Areas not surveyed" (listed in 5B above), should be treated with caution. If, when access is available, materials are found which are not clearly identifiable as non-asbestos the suspected material should be considered to be asbestos until sampling and laboratory analysis confirms its composition.

Implement an ongoing, regularly reviewed management system to control the asbestos hazard (to protect occupiers and persons in the vicinity). This system must include the provision of clear information to employees & to contractors working on the site. The management system must comply with the requirements of Regulation 4 of the Control of Asbestos Regulations 2006 and the Approved Code of Practice and guidance, "The management of asbestos in non-domestic premises", L127 (2006) and the City Council's Asbestos Control Policies.

(See Appendix 1 for further information about asbestos management).

Before carrying out building or maintenance work ensure that you have carefully assessed whether Asbestos Containing Materials will be disturbed. If you are in any doubt about this seek advice from your Safety Officer or the Corporate Services Asbestos Group.

Note: It is Council policy that work on any type of asbestos (including asbestos cement) must be carried out by a licensed asbestos removal contractor on the Councils Select List.

APPENDIX 1 ASBESTOS MANAGEMENT

It is a requirement of the Control of Asbestos Regulations 2006 (Regulation 4) for building owners and managers to assess their premises to determine what asbestos materials may be present and then to implement appropriate procedures to properly manage those asbestos materials.

In summary this involves a responsibility to:

- Determine where asbestos materials are present within their premises or to assume that unidentifiable materials contain asbestos until proved otherwise
- Assess the risk presented by those materials and record that information
- Prepare an Action Plan setting out how the risks will be managed
- Provide information to relevant people

Information about the asbestos should be provided to "every person liable to disturb it" [Regulation 4(9)(c)(i)] and This must include maintenance and building repair contractors and the emergency services. It may also include staff, safety officers, the public and other parties.

It is the responsibility of the person in charge of the premises, or the person responsible for organising repairs and maintenance, to prepare the Action Plan and to provide the information to the relevant people – the Corporate Safety Team and the Corporate Service Asbestos Group may be able to assist with these procedures.

REFERENCES

- The Management of Asbestos in Non-domestic Premises.
  Regulation 4 of the Control of Asbestos Regulations 2006.
  APPROVED CODE OF PRACTICE. L127.2002 ISBN 0 7176 2382 3

- Control of Asbestos Regulations 2006 (SI 2739)

- HSG 248 – Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

- The Management of Health and Safety at Work Regulations 1992 as amended.

- Asbestos (Licensing) Regulations 1983 (SI 1649)

- Asbestos (Licensing) (Amendment) Regulations 1998 (SI 3233)

- Work with asbestos insulation, asbestos coating and asbestos insulating board.
  Control of Asbestos Regulations 2006.
  APPROVED CODE OF PRACTICE. 4th Edition. L28. 2002. ISBN 0 7176 2563

- Work with asbestos which does not require a licence.
  Control of Asbestos Regulations 2006.
  APPROVED CODE OF PRACTICE. 4th Edition. L27. 2002. ISBN 0 7176 2562

- The Health and Safety at Work etc Act, 1974

- The Construction (Design and Management) Regulations 2007.

APPENDIX 2 TYPES OF ASBESTOS CONTAINING MATERIALS

1 **Sprayed coatings** applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly Grunerite but Crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material and is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

2 **Thermal insulation** to boilers, vessels, pipework, valves, pumps etc. also known as lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 to 100% asbestos. The likelihood of fibre release depends upon as composition., friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

3 **Asbestos insulating boards** usually contain between 16 to 40% Grunerite (brown) asbestos, although boards may be found to contain other types of asbestos and in other quantities. Insulation boards were developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

4 **Asbestos cement** products generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland Cement or autoclaved calcium silicate. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

5 **Woven fabric ropes, yarns and cloths** are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as packing, caulking or gasket materials where thermal or fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may release fibres when in use especially if damaged or frayed.

6 **Millboard, paper and paper products** are usually high in asbestos content, approaching 100%, and all three types of asbestos have been used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation, asbestos paper has been used as fireproofing to wood fibre panels. These materials are not well bonded and will release asbestos fibres if subject to abrasion and wear.

7 **Bituminous felts and coatings** may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the en of their useful life.

8 **Reinforced plastics and floor tiles** may contain asbestos either bound in the matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.

9 **Decorative textured coatings** e.g. "Artex" and paints may contain small amounts of asbestos. Non-wettable materials containing asbestos should not be removed without taking special precautions.

10 **Resinous mastics, sealants, putties and adhesives** may contain small amounts of asbestos. The only possible risk is from sanding of hardened material when appropriate precautions should be taken.

APPENDIX 3 TYPES OF SURVEY

Reference: Surveying, sampling and assessment of asbestos-containing materials. MDHS 100. Health & Safety Executive. July 2001. ISBN 0 7176 2076X

MDHS 100 describes 3 categories of survey –

Type 1:
"Location and assessment survey (Presumptive survey) – basically a "walk through" survey. Any materials which "can reasonably be expected to contain asbestos must be presumed to contain asbestos". Sampling is not usually carried out.

Type 2:
"Standard sampling, identification and assessment survey (Sampling survey)". More detailed than Type 1. All accessible materials are examined and materials suspected to be asbestos are sampled for laboratory analysis. Risk assessments are also carried out in order to produce recommendations regarding the action to be taken (asbestos removal, repair and or encapsulation).

Type 1 & Type 2 surveys are "non-invasive" i.e. the survey and sampling is carried out with minimum damage to the structure of the premises or its fittings and fixtures. These surveys are appropriate for occupied premises but they cannot locate asbestos hidden behind panels, in the core of doors, in window infill panels etc.

Type 3:

"Full access sampling and identification survey (Pre-demolition / major refurbishment surveys)". These are "invasive" surveys not suitable for occupied premises. Hidden areas should be accessed (where practicable) by removal of panelling etc.

It is essential to understand which survey type has been used when considering asbestos survey reports in conjunction with building repair, modification or demolition work. Failure to understand the extent of survey may result in false conclusions being drawn which may result in asbestos contamination (in breach of the Control of Asbestos Regulations; CDM Regulations etc); prosecution by the HSE; civil claims; contract delays and additional costs.

APPENDIX 4 ASBESTOS REGISTER TERMINOLOGY AND MATERIAL ASSESSMENT SCORE

The register lists all confirmed and suspected locations of asbestos containing materials in the areas which were accessible at the time of the survey.

NOTE: Only those photographs which are likely to assist in the location of asbestos or materials suspected to be asbestos containing materials have been printed.

TERMINOLOGY USED IN THE ASBESTOS REGISTER

a) Data Status:

The data relating to asbestos containing materials may be described in different terms depending on the level of certainty attached to the specific location:

"Confirmed" means that the material has been sampled and the presence and type of asbestos has been identified by analysis. The sample reference number will be quoted and the analysis certificate will be retained in our files.

"No asbestos detected" means that within the constraints of the accredited laboratory analysis methodology no asbestos was detected within the sample.

"Presumed" means that although the material has not been sampled the surveyor has formed the opinion (based on his visual inspection, past experience and knowledge of similar building elements elsewhere) that the material is likely to be asbestos. MDHS 100 requires that all materials which cannot be readily identified as non-asbestos must be presumed to be asbestos "unless there is other strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos".

"Strongly presumed" is similar to "presumed" but is used where the level of confidence is higher e.g. where sampling elsewhere has shown that a particular material is highly likely to contain asbestos.

"Referred sample" means that the ACM has not been sampled in a specific location in the building but the same or very similar material has been sampled elsewhere in the same building. The reference number of the sample to which it is referred will be quoted.

P1, P2, P3 etc. refer to photograph numbers

S1, S2, S3 etc. refer to sample numbers

b) MATERIAL ASSESSMENT SCORE:

This gives an indication of the amount of asbestos fibre, which is likely to be released when an Asbestos Containing Material is disturbed.

Scoring system used in this report:

i) Product type (CSAG code MA)

1	Well bonded materials (vinyl floor tiles, bitumen products)
2	Cement products
3	Insulation board, millboard, gaskets, rope
4	Lagging to pipes, boilers, calorifiers
5	Sprayed coatings

ii) Damage extent (CSAG code MC)

0	No damage. Excellent condition.
1	Very minor damage. No visible debris.
2	Damage is evident. Small area.
3	Damage is easily seen. Some debris
4	Damage is widespread. Considerable debris.
5	Most or all of the material damaged. Considerable debris.

iii) Surface treatment (CSAG code TR)

0	Completely sealed
1	Not completely sealed

iv) Asbestos type (CSAG code TY)

0	Not Asbestos
1	Chrysotile (white asbestos)
2	Grunerite, Crocidolite and mixtures

Scores from the 4 parameters are added to give the Material Assessment Score.

1-3 Very low risk
4-6 Low risk
7-9 Medium risk
9-13 High risk

Note: The judgement of parameters ii) and iii) is subjective. Surveyors will always err on the side of caution to ensure that the Material Assessment Score does not underestimate the level of risk.

APPENDIX 5 ANALYTICAL TEST REPORT

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: A28039
CUSTOMER: Manchester City Council
DETAILS: Corporate Technical Services
4th Floor Heron House
47 Lloyd Street
Manchester
M2 5LE
SITE DETAILS: Buckthorn House
SAMPLED BY: Customer

CERT NO.: C28039
DATE RECEIVED: 24/11/2008
DATE ANALYSED: 26/11/2005
DATE REPORTED: N/A
(verbal)
DATE REPORTED: 26/11/2008
(document)

Sample No.	Sample Location	Sample Description	Asbestos Type(s)	Estimated * Content (%)
A28039 / 01	AGM/BH/1 Entrance hall (A0/1) - Vinyl sheet floor (Beige)**	Light brown fragment.	NAD	N/A
A28039 / 02	AGM/BH/2 Store cupboard (A0/5) - Vinyl floor tiles (Beige)**	Beige fragment with bitumen attached.	Chrysotile	NR*
A28039 / 03	AGM/BH/3 Stairs AS/1 - Non slip tread to the stairs (Black)**	Black fragment.	NAD	N/A
A28039 / 04	AGM/BH/4 Loft space A2/1 - Bitumen felt to the roof space**	Black fragment.	NAD	N/A
A28039 / 05	AGM/BH/5 AEX/4 - Textured finish to the wall (Cream)**	White coated, grey fragments.	NAD	N/A
A28039 / 06	AGM/BH/6 AEX 6,7,8 - Bitumen grit cover to the flat roof**	Black fragment.	NAD	N/A

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

* Estimated content, opinions and interpretations expressed herein, and tests marked '*' in this report/certificate are outside the scope of UKAS accreditation. Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers.

Estimated content and opinions: Trace = 1 or 2 fibres only; NR* = Not Reported*;
AL = Fibres appeared 'asbestos like'; NAL = Fibres appeared 'Not-asbestos-like'.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Grunerite (amosite) = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected; FFP = Fine fibres present, 'but too thin to identify'.

Signed Analyst:
For and on behalf of Airborne Environmental Consultants Ltd.
Print: M. Turner

Date: 26.11.08

23 Wheelforge Way, Ashburton Point, Trafford Park, Manchester, M17 1EH
T 0161 872 7111 F 0161 872 7112 E aec@aec.uk.net www.aec.uk.net
Company Reg No: 3442515
Liverpool Office: 11 Blacklow Brow, Huyton, Merseyside, L36 5XE T 0151 480 4363
Scotland Office: Ettrick Riverside, Dunsdale Road, Selkirk, Scottish Borders, TD7 5EB
T 01750 505002 F 07092 873357

Form UF25
Issue 2, Rev 6, 12.09.07

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: A28039
CUSTOMER: Manchester City Council
DETAILS: Corporate Technical Services
4th Floor Heron House
47 Lloyd Street
Manchester
M2 5LE
SITE DETAILS: Buckthorn House
SAMPLED BY: Customer

CERT NO.: C28039
DATE RECEIVED: 24/11/2008
DATE ANALYSED: 26/11/2005
DATE REPORTED: N/A (verbal)
DATE REPORTED: 26/11/2008 (document)

Sample No.	Sample Location	Sample Description	Asbestos Type(s)	Estimated * Content (%)
A28039 / 07	AGM/BH/7 AEX 3,4,5 - Bitumen grit cover to the flat roof**	Black fragment.	NAD	N/A
A28039 / 08	AGM/BH/8 AEX 6,7,8 - Cement debris to roof**	Grey fragment.	Chrysotile	NR*

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

* Estimated content, opinions and interpretations expressed herein, and tests marked '*' in this report/certificate are outside the scope of UKAS accreditation. Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers.

Estimated content and opinions: Trace = 1 or 2 fibres only; NR* = Not Reported*;
AL = Fibres appeared 'asbestos like'; NAL = Fibres appeared 'Not-asbestos-like'.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Grunerite (amosite) = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected; FFP = Fine fibres present, 'but too thin to identify'.

Signed Analyst:
For and on behalf of Airborne Environmental Consultants Ltd.
Print: M. Tucker

Date: 26.11.08

23 Wheelforge Way, Ashburton Point, Trafford Park, Manchester, M17 1EH
T 0161 872 7111 F 0161 872 7112 E aec@aec.uk.net www.aec.uk.net
Company Reg No: 3442515
Liverpool Office: 11 Blacklow Brow, Huyton, Merseyside, L36 5XE T 0151 480 4363
Scotland Office: Ettrick Riverside, Dunsdale Road, Selkirk, Scottish Borders, TD7 5EB
T 01750 505002 F 07092 873357

Form UF25
Issue 2, Rev 6, 12.09.07

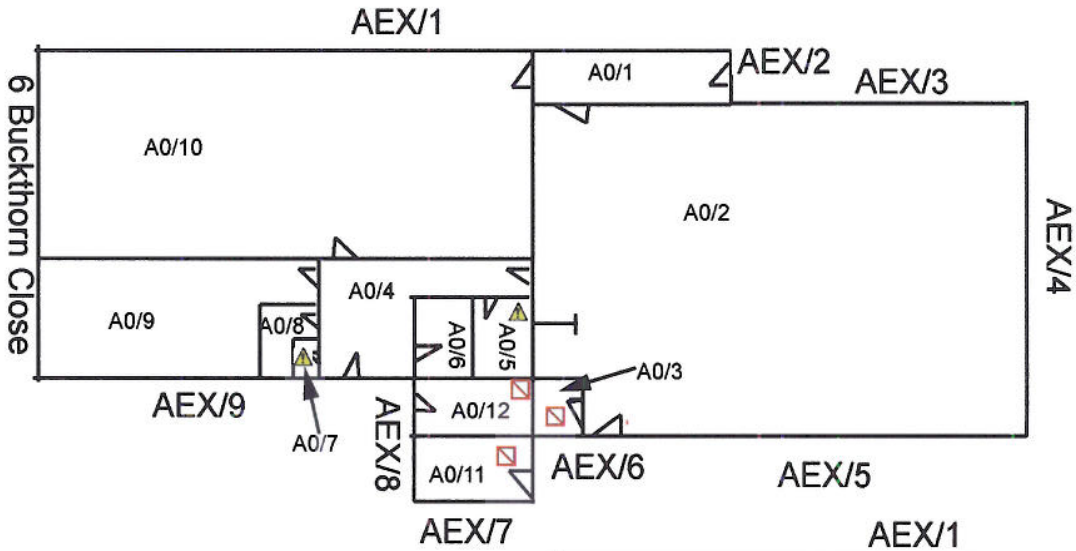
APPENDIX 6 FLOOR PLANS

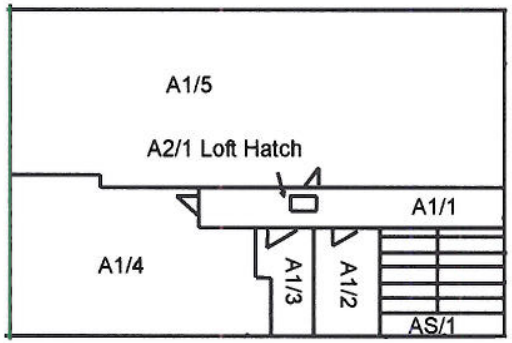
Buckthorn House
2-4 Buckthorn Close

Denotes locations where asbestos may be present.
Refer to Survey Findings / the Register for details.

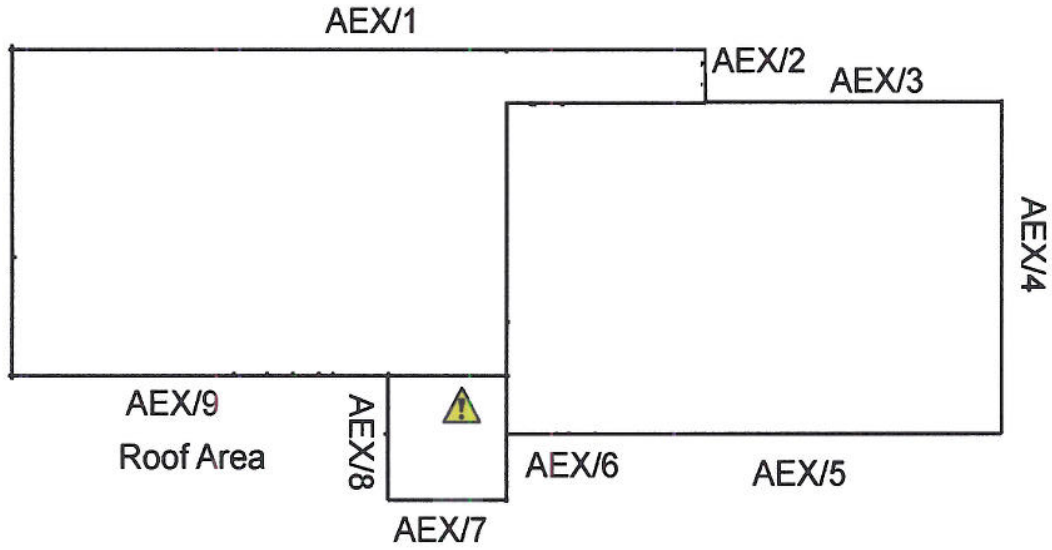
Rooms or areas where accesscould not be obtained.

Ground Floor





First Floor



Roof Area