Report No. DJ180308A

Asbestos Refurb/Demo Survey

37 Liverpool Road Manchester M3 4NQ



Date of survey: 08/03/18

Survey undertaken by:
DJ Surveying
16 Brynteg Crescent,
Brynteg,
Wrexham
LL11 6NA

Signed D. Jones

Dale Jones – DJ Surveying

Table of Contents **Page**

Executive Summary	2
Scope of Works	3
Caveats	4
Plan of Property	5
Non-Accessible Areas	6
Property Summary	6
Register of Materials	7
Lab Certificate	10
Survey & Sampling Strategies	11
Specific Exclusions	12

Executive Summary of Sampled Materials

Sample No:	Location	Item	Asbestos Material?	Also to other rooms	Total Quantity	Licensed Contractor required?
01	0/02: GF kitchen area	Wall panels	Yes	-	16sq.m	No
02	1/01: first floor	Vinyl sheet flooring	No	-	-	-
03	external: GF rear out-rigger	Roof felt	No	-	-	-

* Areas/volumes given are approximate and should not be relied upon for tendering purposes

Scope of Works

This Asbestos Refurbishment/Demolition Survey of 37 Liverpool Road Manchester, was commissioned on 8th March 2018. The purpose of the survey undertaken was to provide the client with sufficient information regarding the presence (or otherwise) of asbestos-containing materials to enable the client to satisfy their responsibilities under the Construction, Design and Management Regulations 2015.

Scope of works:

i) Take suitable and sufficient steps to determine all (so far as is reasonably practicable) materials likely to contain asbestos in the areas specified by the client.

ii) Identify the product type, asbestos type, location and extent/amount of all sampled and presumed asbestos containing materials to be recorded.

iii) As the survey is designed for use as the basis for tendering the removal of asbestos containing materials from the building prior to demolition or major refurbishment, the survey does not assess the condition of the asbestos. The only exception to this is to note areas of damage or where additional asbestos debris may be expected to be present.

An asbestos demolition/refurbishment survey (Full access sampling and identification survey) was undertaken at the site in line with HSG264. The inspection has been undertaken to client specified areas only. Where necessary, samples have been collected and analysed to confirm whether or not they contain asbestos.

Caveats

1. This report is for the sole use of the client as per the Scope of Works. DJ Surveying are not responsible to any person other than the client in respect of the contents of this report.

2. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.

3. All areas specified by the client have been inspected where practicable. Please see Specific Exclusions for areas/items not sampled/inspected.

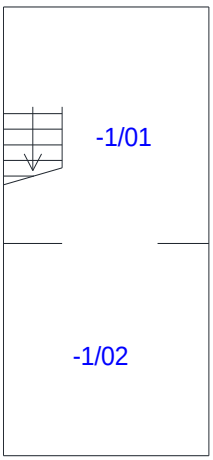
4. The survey undertaken has been conducted in compliance with the Control of Asbestos Regulations 2012 (Reg. 10), i.e. dust release during sampling was reduced to as low as is reasonably practicable. Following sampling, all areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release from these areas only.

5. We accept no responsibility for damage to asbestos-containing materials incurred as a result of the actions (deliberate or otherwise) of other persons or parties before or after the sampling was undertaken.

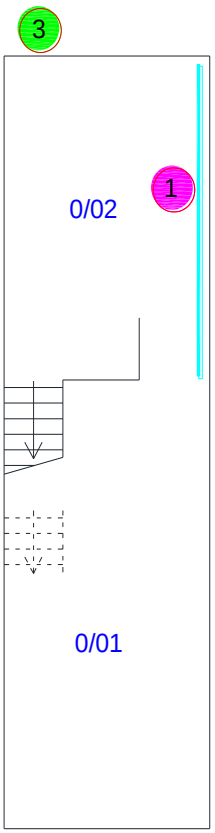
6. For contractual or engineering purposes, this report must be read in its entirety, including any appendices. The author accepts no responsibility for sub-division of this report.

7. This report includes coloured lines within the footer. Copies of this report that do not carry those coloured lines may not be a true copy of the report as it left this office.

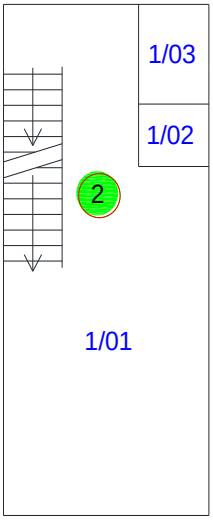
8. Should you not be satisfied with the level of service you have received, please request a copy of our complaints handling procedure, copies of which are available from:
   DJ Surveying, 16 Brynteg Crescent, Brynteg, Wrexham LL11 6NA



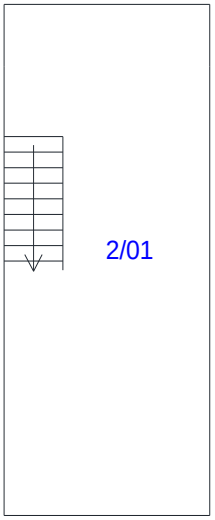
Basement



Ground Floor



First Floor



Second Floor

0/01 Room Number

1 Sample Number

Non-asbestos

Asbestos material

Asbestos cement wall panels

DJ surveying		
Client:	Site Address: 37 Liverpool Road, Manchester M3 4NQ	
Survey Ref: DJ180308A	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: Refurb/Demo	Date: 08-03-18	Dwg No.: 1 of 1

Non-Accessible Areas (may contain asbestos)

Item/Areas	Floor	Likelihood of asbestos	Reason for no access
-	-	-	-

Property Summary

An asbestos refurb/demolition survey has been undertaken at this commercial property. All client-specified areas of the property were accessed during the survey. The property was unoccupied at the time of surveying.

Of three materials sampled for the possible presence of asbestos, one returned as positive.

Asbestos cement wall panels are present behind a tiled plasterboard wall within the ground floor kitchen. Asbestos cement is a non-licensed material that may be removed by a suitably trained general contractor following HSE guidance work methods. If removed, this material must be disposed as hazardous waste. Alternatively, consider over-boarding.

All other materials inspected during the survey were either sampled or visually identified as non-asbestos products.

All reasonable effort has been made to identify all potential asbestos materials in the surveyed areas. However, should suspect materials be uncovered during forthcoming works, please contact this office to arrange further inspection of said materials.

Advice on working with asbestos materials is available at:
http://www.hse.gov.uk/asbestos/essentials/index.htm

Alternatively, contact this office for further information or if you are unsure as to any aspects of this report.

Further guidance on individual materials is given in the following pages.

Register of Materials

Survey ref: DJ180308A

Survey Date:	08-03-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 01
Room no: 0/02
Location: GF kitchen area
Item: wall panels
Accessibility: moderate
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 16sq.m
Surface Treatment: behind PB wall
Areas of Damage: none



Comments: Asbestos material. Asbestos cement wall panels are present behind the tiled plasterboard wall shown. Asbestos cement is a non-licensed material that may be removed by a suitably trained general contractor following HSE guidance work methods. If removed, this material must be disposed as hazardous waste. Alternatively, consider over-boarding.

Sample no: 02
Room no: 1/01
Location: first floor
Item: vinyl sheet flooring
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ180308A

Survey Date:	08-03-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 03
Room no: external (over 0/02)
Location: GF rear out-rigger
Item: roof felt
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Additional Notes:

NORTH STAR ENVIRONMENTAL LTD

UKAS TESTING 7691

DJ Surveying
16 Brynteg Crescent
Brynteg
Wrexham
LL11 6NA

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1803107
Date Received : 12.03.18
Samples Analysed By : Paul Lee
Date Analysis Completed : 13.03.18
Date Reported : 13.03.18
Samples Taken By : Client
Client Ref (if required) : Not required

Site Ref	Client Ref	Location	Description	Lab Ref	Asbestos Identification
37 Liverpool Road	1	Ground Floor Kitchen Area	Wall Panels	1803107-1	Chrysotile
37 Liverpool Road	2	1st Floor	Vinyl Sheet Flooring	1803107-2	No Asbestos Detected
37 Liverpool Road	3	Ground Floor Rear Out-Rigger	Roof Felt	1803107-3	No Asbestos Detected

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
North Star Environmental Ltd

P. Lee
Laboratory Manager

K. Burns
Technical Manager

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It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
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Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744

Asbestos Survey Strategy

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey, where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples are taken as being representative of the whole area, or rooms of the same construction and time period.

In general, for homogenous manufactured products containing asbestos, it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement pipes, textiles, ropes, friction products, plastics and vinyls, mastics, sealant, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogenous as they were applied 'on-site' and the composition depended on the availability of materials. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogenous material is asbestos and to make a presumption that this applies to other materials of the same type. However, for non-homogenous materials and for some presumed non-asbestos materials, additional sampling may often be needed in order to reduce the possibility of false negatives, which may lead to uncontrolled exposures.

Where 'NO ACCESS' is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be aware of the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.

Sampling Strategy for Asbestos Material (Health & Safety Policy)

The purpose of undertaking sampling was to identify the nature and extent of all asbestos material, using intrusive techniques where permitted by the client.

All samples were collected in self-seal bags, where appropriate. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken with the intention of causing the minimum possible nuisance and risk to the health of occupants and visitors to the property.

Under the Control of Asbestos Regulations 2012, dust release during sampling must be reduced to as low as is reasonably practicable. In order to achieve this, various control measures were employed, as specified within HSG264. Dependant upon the type of material being sampled, this may have included either shadow-vacuuming of the sampled area or the use of a wetting agent as a dust suppressant.

After sampling, any areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release.
All samples were double-sealed in polythene bags at the point of sampling.

Samples may have been taken in locations that may impair the integrity (except structurally) of the product, where permitted by the client.

Where possible, all sampling points were previously agreed with the client prior to actual sampling.

All samples have been taken in accordance with standard terms of engagement and the survey plan.

Specific Exclusions

The survey was limited to those areas accessed at the time of the survey.

Flues, ducts, voids or any similarly enclosed areas, the access to which would have necessitated the use of specialist equipment or tools, may require re-inspection upon access being facilitated by the client. Where this is the case, reference will have been made within the report. Samples may not have been taken where to do so would have impaired the structure. A 'presumption' or 'strong presumption' may have been given as an alternative. Therefore we are not responsible for inaccurate asbestos diagnosis within these areas, i.e. materials may have been presumed to contain asbestos where this is not the case.

We do not accept liability for damage to decoration, fittings or fixtures caused during the undertaking of the survey where this has facilitated the inspection of otherwise inaccessible areas/surfaces/items.

We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without such an engineer in attendance. It is the responsibility of the client to arrange such services unless otherwise agreed prior to the survey being undertaken.

The removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings is the responsibility of the client. Whilst every care and effort is taken to minimise the possibility, we do not accept responsibility for damage to such items howsoever caused during the undertaking of the survey. Please remove such items from areas likely to require inspection prior to the survey being undertaken where possible.

We have not inspected any areas requiring specialist access equipment other than extendable ladders. Any areas requiring specialist access equipment have been specifically excluded unless otherwise stated. Please provide access equipment for the duration of the survey should you be aware that it may be required.

We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned unless prior permission has been granted by the client or client's representative. This includes, for example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc. A presumption may have been given as an alternative.

Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

Bulk samples have been taken from all materials that upon visual inspection appeared likely to contain asbestos, where practicable.

The presence of debris to pipework, which is not readily visible or would require the removal of overlying non-asbestos insulation, may have been excluded from this survey only if so requested by the client.

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