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Providing Solutions to Safety, Health & Environmental Risk

Asbestos Management Survey

Client: Lambert Smith Hampton

Location: Undercroft (former Mayfield Storage)
Mayfield Depot
Temperance Street
Piccadilly
Manchester
M12 6HW

Consultants: Kyle Poston ,Helen Battye

Date: 20-June-2011



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1. Summary

On 20th June 2011 an Asbestos Management Survey was carried out at Undercroft (former Mayfield Storage), Mayfield Depot, Temperance Street, Piccadilly, Manchester. This visit was commissioned by Lambert Smith Hampton on behalf of BRB (Residuary) Ltd.

All areas of the property, as defined by the Client, were included within the scope of the Asbestos Survey. Any areas which could not be accessed are detailed in Section 5 - 'Limitations of Survey'.

Twelve samples of suspect material were procured. Laboratory analysis revealed that nine of these samples contain asbestos. These asbestos containing materials pose a low risk while the building remains unoccupied.

Fourteen instances of materials visually similar (VS) to the aforementioned asbestos containing materials were also identified during the Asbestos Survey. Refer to the Survey Results for further information.

The Asbestos Management Plan and Building Asbestos Register provide detailed information as to how these confirmed and suspected asbestos containing materials should be dealt with and/or managed. All employees and contractors working at the premises should use the Building Asbestos Register as a reference to minimize the risk of exposure to asbestos.

Where identified and/or presumed asbestos containing materials can be left and managed in situ, a suitable monitoring regime must be implemented in order to ensure that they remain in a safe and manageable condition. The findings of these inspections must be fully documented and communicated to all relevant parties in order to comply with the requirements of the Control of Asbestos Regulations 2006.

An Asbestos Management Survey is not fully intrusive and therefore we have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos. Any such areas not accessed are detailed in Section 5 - 'Limitations of Survey'.

A Priority Assessment has been carried out by the Consultant and is provided within this report. N.B. This is based on the fact that the premises were vacant and unoccupied at the time of the survey. As such it does not take into account any future or likely usages of the premises surveyed. Upon reoccupation you must carry out a detailed assessment in accordance with method detailed in Appendix 6.

2. About Asbestos

2.1. Types of Asbestos

There are three types of asbestos commonly found in premises. These are commonly called 'blue asbestos' (crocidolite), 'brown asbestos' (amosite), and 'white asbestos' (chrysotile). They cannot be identified by their colour alone. All of them are dangerous, but blue and brown are more hazardous than white.

The main reason that a greater health risk is posed by crocidolite and amosite is that these two forms of asbestos belong to the amphibole group of minerals. Amphibole type asbestos fibres are needle shaped and will readily split along their own length over and over again, down to microscopic proportions. They can easily become several thousand times thinner than a human hair. This means that when inhaled these fibres will penetrate the very lowest regions of the lungs and will stay there as they are very resilient to the body's natural defence mechanisms.

Chrysotile belongs to the serpentine group of minerals and is shaped differently. It is less needle-like and is often wavy in appearance, when looked at with a microscope. This means it has a reduced capacity to be inhaled to the lowest region of the lungs. This, combined with a differing chemical composition, means that it has a reduced capacity to cause asbestos related diseases than crocidolite and amosite when inhaled.

2.2. Managing Asbestos Materials in Workplace Buildings

If you own, manage or have responsibilities for a workplace building that may contain asbestos, you have a duty to consider the risk of exposure to workers and others who may use the building. It is your job to manage that risk. A sound management strategy will help to ensure that you do not put others at risk.

2.3. The Health Impacts

Inhaling air containing asbestos fibres can ultimately lead to the formation of fatal asbestos related diseases. These are:

- **Asbestosis.** This is a permanent scarring of the lungs that makes breathing very difficult.
- **Mesothelioma.** This is a cancer of the lining of the lung or abdomen that can develop after only low levels of exposure.
- **Lung cancer.** Exposure to asbestos increases the risk of developing lung cancer.
- **Pleural plaques.** This is a localised thickening of the lung lining, a two layered membrane that surrounds the lungs.
- **Diffuse pleural thickening.** A thickening of the lung lining or pleura over a larger area.

Asbestos-related diseases are currently killing an estimated 5,000-6,000 people a year in the UK. This number is expected to go on rising; the HSE predicts that it will rise to 10,000 deaths a year by 2018. **There is no cure for asbestos-related diseases**.

There is usually a long delay between first exposure to asbestos and the onset of disease. This can vary between 15-60 years. The vast majority of people now dying were exposed to asbestos during the 1950s and 1960s, when the use of asbestos was widespread. But exposure is still occurring. Only by preventing these exposures now, will asbestos-related disease eventually be eradicated.

2.4. Who is at Risk

A quarter of the people now dying from asbestos-related diseases worked in the building trade. They were carpenters, joiners, electricians, shop fitters, plumbers etc. They may have breathed in asbestos dust during their day-to-day work with asbestos materials or because work with asbestos was carried out near them. Until recently, it was thought that those now dying from asbestos-related diseases were exposed to large amounts of asbestos either regularly or during a single spell of work lasting from a few weeks to a few years.

It is now thought possible that repeated low level exposures, such as those that could occur during routine repair work may also lead to asbestos-induced cancers. The scientific evidence on exactly what levels of exposure cause disease is unclear. **But we do know the more asbestos dust inhaled the greater the risk to health.** That is why it is important that everyone who works with asbestos should take the strictest precautions.

Many buildings still contain asbestos. So electricians, plumbers, building maintenance workers, shop fitters and carpenters may still be at risk when they carry out refurbishment, repairs or maintenance work on buildings which may contain asbestos. Other workers, not normally associated with the building trade may also routinely disturb asbestos. For instance computer installers, particularly cabling installers, fire alarm installers, window blind fitters or telecommunication engineers could also be at risk.

Everybody is potentially at risk in an environment where ACMs are found, if they are not safely and suitably managed. People who do not disturb ACMs, regardless of frequency and severity, such as general office and warehouse workers, are also at risk. For example it is known that even professions such as teachers have succumbed to asbestos related disease, furthermore the relatives of people who have worked with asbestos have been diagnosed with asbestos related diseases, due to exposure from fibres brought into their homes on the clothes and tools of family members.

Asbestos will only pose a risk to health if asbestos fibres are released into the air. They form a very fine dust, which is often invisible to the naked eye. Remember - the more asbestos dust inhaled, the greater the risk to health.

2.5. Where is Asbestos Found in Buildings?

Hundreds of thousands of tonnes of asbestos were used in buildings in the past and much of it is still in place. It was used so widely because asbestos fibres have very high tensile strength, and chemical, electrical and heat resistance. This coupled with the availability of this natural mineral fibre therefore made the use of asbestos fibres in building materials very desirable, prior to the discovery and confirmation of the fatal long term effects it can have on a persons health.

Asbestos is found in a very wide range of materials used in buildings. The following list outlines the main types of materials in which it is **normally** found. The list is ordered with the ACM that presents the highest risk to human health discussed first:

- **Loose insulation products.** Bulk loose fills, fibre-filled mattress, quilt and blanket products, normally used for thermal insulation. Also 'jiffy bag' type products used for sound insulation. Such products are often comprised of 100% pure asbestos except for lining materials. Lining materials will degrade with age, making asbestos fibres readily airborne if disturbed. These materials will carry a very high threat of exposure to asbestos fibres.
- **Sprayed coatings.** Often dry and wet applied, trowel finished. Usually used as finishes to the underside of roofs, the inside of walls and around supportive beams and columns. Most often encountered industrially, but often found elsewhere. Used for acoustic and thermal insulation, as well as fireproofing. Overspray often occurs on areas not originally intended to be coated. Sprayed coatings are normally 55%-85% pure asbestos. The risk posed by sprayed coatings will vary, but is again very high, especially where risk of physical damage is apparent.
- **Thermal insulation.** This takes many forms, usually seen as hand-applied lagging to pipes and boilers, pre-formed pipe sections, slabs and blocks. Also found in the form of tape, rope, paper, quilts, felts and blankets. The finishes seen on such ACMs vary wildly, and as such the risk of exposure posed by such materials will also vary, but is generally high. The risk of exposure will increase if thermal insulation degrades under heat and/or is physically damaged.
- **Asbestos insulation board.** Also described as millboard, asbestos insulation board is generally used for heat protection. However it has often been used as sound insulation, and also for basic construction purposes. Common uses include ceiling tiles, backing to doors and the inside of service ducts. The concentration of asbestos fibres in such products will vary massively from time to time and place to place. The surface of such products is easily worn down and such boarding can also break easily under impact. As such there is a high risk of exposure to asbestos fibres posed by such materials.
- **Paper, felt and cardboard.** These products are again used for electrical and thermal insulation, as well as the reinforcement and fireproofing of other materials. As such they are often found incorporated as a lining to another material. Such products may contain up to 100% asbestos fibres. If damaged they will present a risk of exposure to asbestos fibres.
- **Textile products.** Common examples include ropes, yarns, strings, cloth, gaskets and washers. The weaving of asbestos fibres into such products is generally used for the sealing of joints in hot environments, such as boiler rooms, and the creation of heat resistant items such as gloves, aprons and fire blankets. Such products normally have an asbestos fibre concentration approaching 100%. Although physical damage to these items will increase the fibre release risk, the risk of exposure to asbestos fibres from such products is not as great as that presented by

others.

- **Friction products.** These are products used in transport, machinery, engines and such like, where friction processes require the use of resilient materials. Examples include conveyor belts, drive belts, clutch plates and brakes. The friability of these products is relatively very low, but there is a hazard posed by the dust created from the wearing down of such materials.
- **Cement products.** Cement products have been used extensively, and are generally used for construction purposes such as wall cladding and lining, roofing, panelling, decking, fencing, piping and so on. The scale at which they are used varies greatly, from using corrugated cement sheeting to roof an entire warehouse all the way down to using a flat cement sheet as a bath panel. Such cement products are very tough and also fire resistant, and are therefore used accordingly. They generally contain between 10%-25% asbestos fibres. As the asbestos fibres are so tightly bound into the matrix of such products the risk that they present is relatively low. Physical damage of cement products, especially any that creates dust, such as using a drill or saw, will massively increase the danger to health posed by such materials.
- **Other encapsulated materials.** There is a wider range of products and materials that also contain asbestos, for strengthening and fireproofing purposes. However the risk posed by these materials is relatively very low. Examples include textured coatings to ceilings and walls that often contain 3%-5% chrysotile asbestos, bitumen products such as roofing felt and sink pads, floor tiles, toilet cisterns, and other miscellaneous items such as old reinforced plastic implements.

It should also be noted that asbestos can occasionally be found in materials that it would not normally be expected. This may occur due to contamination during the manufacturing processes of building materials. Such contamination can occur where proper care and attention has not been taken to ensure that asbestos has been properly removed from a manufacturing plant during the change over period from the manufacturing of an ACM to the manufacturing of a material that is not supposed to contain asbestos.

Some of these materials are more vulnerable to damage and more likely to give off dust. In general, the materials that contain a high percentage of asbestos are more easily damaged. Sprayed coatings, lagging and insulation board are more likely to contain blue or brown asbestos. Asbestos insulation and lagging can contain 85% asbestos and is the material most likely to give off dust, though careless work with asbestos insulating board can result in equally high fibre release. On the other hand, asbestos cement contains only 10-15% asbestos. The asbestos is tightly bound into the cement and the material will only give off dust if it is damaged or broken. In general those materials that contain the highest proportion of asbestos fibres are more prone to becoming damaged and generally pose the highest risk. However, careless work with or around relatively safer asbestos containing materials may eventually create an equally high risk.

2.6. Managing Asbestos

Asbestos is likely to be present in a building if it was constructed or refurbished before 1985. Buildings constructed after this date, up until 1999, may also contain asbestos, however these will be materials that pose a much lower risk to health.

What you need to know

- the location of the asbestos
- the form of the asbestos (lagging, ceiling tiles, partition board etc)
- the condition of the asbestos
- and preferably the type of asbestos (blue, brown or white)

Assessing the condition of asbestos materials

There may be a risk of asbestos fibres being released into the air if:

- the material is being disturbed (for example if it is in a prominent position and prone to accidental damage)
- the surface of the material is damaged, frayed or scratched
- surface sealants are peeling or breaking off
- the material is becoming detached from its base (this is a particular problem with pipe and boiler lagging and sprayed coatings)
- protective coverings designed to protect the asbestos are missing or damaged
- There is asbestos dust or debris in the immediate surrounding area

If any of these apply to asbestos materials in your building, you will have to take action to either have it sealed, enclosed or removed.

Deciding what to do

Asbestos in good condition

If the asbestos is

- in good condition; and
- is not likely to be damaged; and
- is not likely to be worked on;

It is safest to leave it in place and introduce a management system.

Asbestos in poor condition

If the asbestos is in poor condition or is likely to be damaged or disturbed, you will need to decide whether it should be repaired, sealed, enclosed or removed. If you are unsure of the condition of the asbestos and cannot decide what action to take, seek specialist advice.

Taking action

Managing asbestos left in place

Asbestos in good condition should be left in place unless there is a reason to believe it will be disturbed in future. It should be clearly identified by labels and recorded in an Asbestos Register, which may include marked plans. Labels may state that asbestos is present or may be a simple colour coding system, so that those who need to know about the asbestos are effectively alerted to its presence. If you decide not to label the asbestos, you need to make sure that those who might work on the material know that it contains asbestos.

Repair and removal

Some damaged asbestos can be made safe by repairing it and either sealing or enclosing it to prevent further damage. To do this safely, mark the area after repair and ensure it is recorded on the asbestos register.

Periodic checking of the condition of asbestos

Asbestos containing materials that are not removed should be inspected periodically to ensure they remain in good condition. The period between inspections will depend on the type of material, its location and condition.

2.7. Disposal of Asbestos

Asbestos waste, whether it includes small amounts of waste or large-scale removal by contractors, is subject to waste management controls set out in the Hazardous Waste Regulations 2005. Asbestos waste should be double-bagged in heavy-duty polythene bags and clearly labelled with the label prescribed for asbestos, before it is transported to the disposal site. The waste can only be disposed of at a site that is licensed to receive it. Your local authority will have information on licensed sites in the area.

2.8. The Legislation

The Control of Asbestos Regulations 2006 which came into force on the 13th of November 2006, revoke, consolidate and re-enact with modifications **The Control of Asbestos at Work Regulations 1987 (as amended 2002), The Asbestos (Licensing) Regulations 1983 (as amended 1998) and The Asbestos (Prohibitions) Regulations 1985 (as amended 2003).** The regulations, in addition to the earlier requirement of employers preventing the exposure of employees to asbestos, or where this is not reasonably practicable, controlling their exposure to the lowest possible level, introduce a requirement on 'duty holders' to manage asbestos in non-domestic premises.

The duty to manage, which came into force on 21st May 2004, extends to:

1. taking reasonable steps to determine the location and condition of materials likely to contain asbestos
2. a presumption that materials contain asbestos unless there is strong evidence that they do not

3. preparing and holding a written record of the location and the condition of the asbestos or presumed asbestos in your premises.
4. undertaking a risk assessment
5. preparing a plan which sets out how the risk will be managed;
6. implementing the plan

Duty holders are defined as being every person who has responsibilities in connection with the maintenance or repair, or have control of either a non-domestic building or the means of access to or egress therefrom. This will result in there being a number of duty holders in the building, including, possibly the owners, tenants, employers and managing agents.

The regulations retain the requirement that before any work with asbestos is carried out, employers must make an assessment of the likely exposure of employees to asbestos fibres. The assessment should include a description of the precautions, which are to be taken to control asbestos fibre release and to protect workers and others who may be affected by that work.

If you are employing a contractor to work in your building, make sure that either the work will not lead to asbestos exposure or that they have carried out this assessment and identified work practices to reduce exposures.

The Control of Asbestos Regulations 2006 require that:

1. a contractor carrying out any works which will result in any exposure to asbestos which is greater than 'sporadic and of low intensity' (as defined by Regulation 3) must hold an asbestos licence. You will be able to get a list of HSE licensed contractors from your local HSE area office (HSE offices are listed in the telephone book).
2. ban the importation into the UK, and the supply and new use within Great Britian, of all products containing asbestos. They also ban the second hand use of asbestos building materials.

The Construction (Design and Management) Regulations 2007 require the client to provide the CDM Co-ordinator with information about the project, which is relevant to health and safety. This information might, for instance, include previous surveys of the building for asbestos. Not all projects come within the scope of the regulations.

2.9. What you should tell your Employees, Tenants and Contractors

Employees involved in building maintenance work and any contractors working on the premises must be informed that the building contains or may contain asbestos, its type and location, and the risks to their health if they disturb it. Make them aware of the asbestos register and the possibility of coming across hidden asbestos material, which might not be recorded on the register.

Workers/contractors who do have to work on materials containing asbestos must be made aware that they are working with asbestos and what precautions they should take.

Make sure that they **do**:

- keep all unnecessary personnel out of the work area;
- take care not to create dust;
- keep the material wet, whenever possible;
- wear a suitable respirator and protective clothing;
- clean up with a vacuum cleaner, which complies with BS 5415 (Type 'H').

Make sure they **don't**

- break up large pieces of asbestos materials;
- use power tools - they create more dust;
- expose other workers who are not protected;
- take protective clothing home to wash.

2.10. Safety Representatives

It is your duty to ensure the health and safety at work of your employees. They will often be able and willing to help you develop measures to do this. So it makes sense to consult them and find ways in which you and they can co-operate on health and safety.

If safety representatives have been appointed under the Safety Representatives and Safety Committee Regulations 1977, you must consult them on health and safety matters. The regulations also require you to give them access to information relevant to the health and safety of the workers they represent, including any relating to potentially hazardous conditions.

3. Premises Details

3.1. Clients Representatives Contacted

Mr John Wasp - Associate Director

3.2. Location of Premises

Undercroft (former Mayfield Storage)
Mayfield Depot
Temperance Street
Piccadilly
Manchester
M12 6HW

3.3. Managing Agent

Lambert Smith Hampton
6th floor, 3 Hardman Street
Spinningfields
Manchester
M3 3HF

3.4. Construction Details

The premises form The Undercroft and viaduct arches of a former railway station and are of steel frame and brick construction, with some cladding of steel & clear plastic corrugated sheeting. The floors are concrete. The premises are split into two by breeze-block walling - the main storage Warehouse 1 and offices (brick with wooden ceiling) fronting Temperance Street and Warehouse 2 with access via Warehouse 1 and via (sealed) doors to Baring Street. Warehouse 2 includes a small area used formerly as signalling equipment rooms, however this small area is not structurally sound. Concrete kerbs and collars fitted around the steel columns and walls protect the structure from potential vehicle / FLT collision damage.

3.5. Usage

Ground Floor	Disused storage premises, fueling point, sealed ramp to station level, substation, electrical distribution room, disused offices, welfare facilities
Mezzanine	Disused Portacabin sleeping accommodation for night staff
External Areas	Locked off embankment / yard area, Network Rail Access ramp, Some paved area & Small car park (let to public house), Network Rail Access Road

High Level	2 Old Water Tanks, Various Ductwork & Piping, Electrics, Portacabin and Miscellaneous Storage
Lean To Building	Asbestos Awaiting Removal

4. Survey Methodology

4.1. Purpose of Survey

- to determine whether any asbestos containing materials are present in the building;
- assess the condition of the asbestos containing material;
- sample and analyse to confirm the presence and type of asbestos;
- record the location and condition of asbestos;
- specify appropriate remedial action based on the risk of exposure;
- prepare a management plan incorporating an Asbestos Register to manage these risks.

The information contained in the asbestos register must be made available to all persons, whether employees or contractors, involved in the maintenance refurbishment works. Where there is likely to be work on ACMs, appropriate safety measures can be put in place.

4.2. Survey Strategy

In this instance an **Asbestos Management Survey** was carried out.

This type of survey is a standard survey used to locate, as far as is reasonably practicable the presence and extent of any suspect asbestos containing materials which could be disturbed or damaged during everyday occupancy including all foreseeable maintenance activities. Upon identifying any suspect ACM's (Asbestos Containing Materials), the surveyor will then sample these suspect materials (several samples may be required depending on the size and complexity of the suspect installion). The samples are then sent for analysis at a UKAS accredited laboratory, which provides confirmation of whether the sampled materials contain asbestos or are asbestos free.

The Asbestos Management Survey involved the visual inspection of all areas, and the collection of bulk materials where necessary to ascertain the presence and extent of asbestos in accordance with HSG 264: Asbestos The Survey Guide.

Samples taken for asbestos were analysed by dispersion staining and polarised light microscopy in accordance with HSE HSG248 'Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures'. A UKAS accredited laboratory undertook analysis.

Samples were taken using low - disturbance techniques, whereby a small amount of material (approx 1cm3) is taken, after firstly wetting the sample location with polyvinyl acetate (PVA) solution spray. Sample tools included core borers, pliers and screwdrivers. This procedure minimises the release of asbestos fibres during the sampling process. Power tools were not used as they can give rise to elevated fibre release. Air monitoring carried out during sampling work of this type has shown airborne concentrations to stay below the clearance indicator level of 0.01 fibres per millilitre of air.

Samples materials were immediately placed in sealable airtight sample bags and appropriately labelled. Sample points will be suitably filled / sealed using PVA spray, Polyfilla or adhesive tape.

The surveyors did not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure minimised the risk of asbestos fibre release, but prevented access above / behind a suspected asbestos installation. It is possible, therefore, that further asbestos materials could be present behind an existing asbestos installation.

It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report.

5. Limitations of Survey

An **Asbestos Management Survey** has inherent limitations. Whilst the survey team makes every reasonable effort to identify all ACMs present, the possibility remains that some ACMs may not be detectable, if they are located in inaccessible areas or are contained within the fabric of the building. As such it must be realised that the findings of an Asbestos Management Survey cannot be considered definitive.

Where the fabric of a building is to be broken through prior to major refurbishment or demolition works, an **Asbestos Refurbishment or Demolition Survey** will be necessary.

During the Asbestos Management Survey the survey team will access high level areas up to a height of 3 metres using stepladders. Any areas above this height can only be assessed visually. Where this is the case a presumed asbestos content (P/SP) may be made where suspect materials are identified.

During a survey it is often impossible for certain rooms and/or areas to be accessed due to access limitations and/or health and safety considerations. Any areas not accessed during the survey due to these considerations are outlined below.

- It is possible that asbestos containing residues and debris from previous asbestos removal operations may remain undetected. Examples of this include thermal insulation residues to pipework installations and asbestos insulating board debris within structural voids. Where it is known that ACMs have been removed in the past, it is recommended that suitable precautionary measures are implemented.
- Asbestos containing debris has been identified in various external areas throughout the site. It is probable that further concealed asbestos containing debris remains undetected within undergrowth.
- Any sealed roof and/or ceiling voids where access is not practicable. Suspended ceilings tiles are typically lifted on a one per room basis, unless the room is too large in which several points of access will be made. Consequently it is possible that isolated asbestos containing materials may not be identified during the survey.
- Any floor, wall or ceiling surfaces that are obscured by fixed display units and shelving. This is particularly relevant in retail outlets and office accommodation.
- Inside walls behind the materials that are accessible from the exterior. Examples of this include partition walls where newer non-asbestos containing materials have potentially been placed on top of older asbestos containing materials.
- Internal materials within fire doors, door frames, window frames and beneath window sills. Destructive techniques would have to be employed in order to locate asbestos containing materials within such areas.
- It is often difficult or impossible to access/sample some parts of the external fabric of a building. Examples of this include elements to the highest parts of the building such as gutter work, as well as those materials encased within and/or underneath other materials such as damp proof courses.
- Subterranean service runs, ducts and voids were not accessed during the asbestos survey. Upon excavation of the site any such areas can be inspected in conjunction with specialist contractors.

- Textured coatings, bitumen products, and floor coverings are low risk products. The materials are not homogenous and it is therefore possible that areas not sampled may contain asbestos.
- The internal workings of any electrical, mechanical or heating equipment and machinery, including any associated electrical cabling, pipework and associated pipework elements such as flanges and valves. Upon the dismantling or decommissioning of any such equipment, further inspections can be made in conjunction with specialist contractors.
- Within floor voids, underneath fixed floor coverings or floorboards.
- Within solid structural framework and underneath solid floor/ceiling slabs. Specialist heavy-duty equipment would be required to investigate any such areas.
- No access could be gained within the susbstation at the time of the survey due to this area being locked and the door screwed in place.
- No access was gained within the former SNT signalling rooms off Warehouse 2 during the survey as we were advised that the area was not safe.

6. Risk Assessment

The risk assessment is the sum of the material risk assessment, which determines the amount of asbestos fibre release, and the priority assessment looks at the likelihood of someone disturbing the ACMs.

6.1. Material Risk Assessment

This section contains the tabulated results of the analysis for the samples taken during the survey. Recommendations for action and future management along with the building Asbestos Register can be found in the section 'Asbestos Management Plan'

Four parameters determine the amount of asbestos fibre release from an asbestos containing material when subject to normal wear and tear:

- Product type
- Extent of damage or deterioration
- Surface treatment, and
- Asbestos type

The results are therefore scored against each of these parameters in accordance with HSG264 - Asbestos: The Survey Guide, which when added together give the overall material risk rating (see table 1 over). This material assessment is a general guide to the risk posed by the asbestos-containing materials, using the product type, extent of damage, surface treatment, and asbestos type to give a risk 'score' as follows.

Material Risk Score	Material Risk Assessment
10 or more	High potential to release asbestos fibres
7 to 9	Medium potential to release asbestos fibres
5 to 6	Low potential to release asbestos fibres
4 and below	Very low potential to release asbestos fibres

Table 1: Material Assessment Algorithm

Sample Variable	Score	Examples of scores
Installation / Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, Resins, mastics, roofing felts, vinyl floor tiles, Semi-rigid paints or decorative finishes, asbestos cement etc.
	2	Asbestos insulating board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage; a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where the material has been damaged revealing loose asbestos fibre.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos: Reinforced plastics, resins and vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amosite and other amphiboles
	3	Crocidolite

6.2. Priority Assessment

The priority assessment looks at the likelihood of someone disturbing the ACMs

Four parameters determine the likelihood of this occurring:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

The parameters are scored on a scale of 0 to 3, which when added together give the overall priority rating (see table 2 over). This assessment is based on the limited knowledge the Consultant has on the activities carried out within your premises and should only be used as guidance.

You should carry out a more detailed assessment in accordance with method detailed in Appendix 6.

Table 2: Priority Assessment Algorithm

Assessment factor	Score	Examples of scores
Normal occupant activity	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
Likelihood of disturbance	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)

6.3. Total Risk Score

In some cases there may be ACMs in many different locations throughout your premises. Budget and time constraints may not allow you to deal with all of them straight away, if this is the case you will have to prioritise them, dealing with those that pose the highest risk to health first. You can do this by dealing with the ACMs that have been given the highest Total Risk Assessment Score first. The Total Risk Assessment Score is the sum of the Material Risk Assessment Score and the Priority Assessment Score.

Total risk = Material risk score + Priority score

Risk Score	Risk Assessment
20 or More	High Risk
14 to 19	Medium Risk
9 to 13	Low Risk
8 and below	Very Low Risk

7. Survey Results

This section contains the tabulated results of the analysis for the samples taken during the survey. Recommendations for action and future management along with the building Asbestos Register can be found in the section 'Asbestos Management Plan'.

NS	**No Sample** was taken from the material. This may be because of the hardness of the material or the difficulty in procuring a sample due to access or health and safety considerations.
P	Where no sample is taken of a suspected ACM, the letter '**P**' signifies that the surveyor has **Presumed** the material to contain asbestos. This conclusion is reached by default, as there is insufficient evidence to suggest that a material is not an ACM. In such cases the type of asbestos is deemed to be crocidolite (blue asbestos) as a worst-case scenario must be considered, unless knowledge and experience of the suspect material suggests otherwise.
SP	Where no sample is taken of a suspected ACM, the letters '**SP**' signify that the surveyor has **Strongly** Presumed the material to contain asbestos. This conclusion is reached where there is a strong presumption that the material does contain asbestos but laboratory identification has not been undertaken to confirm this. Again, in such cases the type of asbestos is deemed to be crocidolite (blue asbestos) as a worst-case scenario must be considered, unless knowledge and experience of the suspect material suggests otherwise.
VS	A material may not be sampled, as it is **Visually Similar** to one sampled previously during the survey. In this case a number will follow the letters '**VS**'. This number is the number of the sample to which the material is visually similar.

Project Ref: 45326	Client: Lambert Smith Hampton	
Surveyor: Kyle Poston ,Helen Battye	Building/Site: Undercroft (former Mayfield Storage), Manchester	Date of Survey: 20-June-2011

Note: For Sample No.: (VS) = Visually Similar, (NS) = No Sample. For Asbestos Type: (NAD) = No Asbestos Detected, (P) = Presumed, (SP)=Strongly Presumed

Sample No.	Floor / Room	Location	Material	Quantity	Material Assessment (0-12)				Priority Assessment (0-12)				Risk Assessment Score
					Product Type	Extent of Damage	Surface Treatment	Asbestos Type (% content)	Occupant Activity	Likelihood Disturbance	Number of Occupants	Type maintenance	
				(sq. m/lin m)	(1-3)	(0-3)	(0-3)	(1-3)	(0-3)	(0-3)	(0-3)	(0-3)	(0-24)
1	Ground floor, warehouse 1	Perimeter wall	Coating to metal sheets	700 sq. meter(s)	1	1	0	1 (up to 8%)	0	0	0	0	3
2	Ground floor, warehouse 1	Venting equipment	Textile gaskets	30 units	2	1	2	1 (up to 100%)	0	0	0	0	6
3	Ground floor, throughout	Fuse boxes	Flash guards	All fuse boxes	2	1	2	1 (up to 100%)	0	0	0	0	6
4 (VS 1)	Ground floor, warehouse 1	Near ramp	Coating to metal sheet debris	1 sq. meter(s)	1	3	0	1 (up to 8%)	0	0	0	0	5
5	Ground floor, warehouse 1	Redundant pipe on ramp	Cement	2 lin meter(s)	1	2	1	1 (10-25%)	0	0	0	0	5
6	Ground floor, warehouse 1	Column next to ramp stairwell	Loose rope	1 lin meter(s)	2	2	2	1 (up to 100%)	0	0	0	0	7
7	Ground floor, warehouse 1	Floor outside offices	Paper lining to MMMF lagging	5 lin meter(s)	0	0	0	NAD	0	0	0	0	0
8	Ground floor, office 1	Floor	Floor tiles and adhesive	1 sq. meter(s)	1	1	0	1 (7-25%)	0	0	0	0	3
9 (VS 8)	Ground floor, office 2	Floor	Floor tiles and adhesive	40 sq. meter(s)	1	2	0	1 (7-25%)	0	0	0	0	4
10 (VS 2)	Ground floor, venting plant room	Venting equipment	Textile gasket	1 unit	2	1	2	1 (up to 100%)	0	0	0	0	6

Project Ref: 45326	Client: Lambert Smith Hampton	
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Note: For Sample No.: (VS) = Visually Similar, (NS) = No Sample. For Asbestos Type: (NAD) = No Asbestos Detected, (P) = Presumed, (SP)=Strongly Presumed

Sample No.	Floor / Room	Location	Material	Quantity	Material Assessment (0-12)				Priority Assessment (0-12)				Risk Assessment Score
					Product Type	Extent of Damage	Surface Treatment	Asbestos Type (% content)	Occupant Activity	Likelihood Disturbance	Number of Occupants	Type maintenance	
				(sq. m/lin m)	(1-3)	(0-3)	(0-3)	(1-3)	(0-3)	(0-3)	(0-3)	(0-3)	(0-24)
11 (VS 5)	Ground floor, venting plant room	Flue pipe	Cement	2 lin meter(s)	1	1	1	1 (10-25%)	0	0	0	0	4
12 (VS 8)	Ground floor, office 3	Floor	Floor tiles and adhesive	40 sq. meter(s)	1	2	0	1 (7-25%)	0	0	0	0	4
13	Ground floor, small office within office 4	Ceiling	Textured coating	6 sq. meter(s)	0	0	0	NAD	0	0	0	0	0
14 (VS 8)	Ground floor, corridor outside WC	Floor	Floor tiles and adhesive	10 sq. meter(s)	1	1	0	1 (7-25%)	0	0	0	0	3
15 (VS 8)	Ground floor, office 5	Floor	Floor tiles and adhesive	10 sq. meter(s)	1	1	0	1 (7-25%)	0	0	0	0	3
16 (VS 8)	Ground floor, office 6	Floor	Floor tiles and adhesive	15 sq. meter(s)	1	1	0	1 (7-25%)	0	0	0	0	3
17	Ground floor, directors office	panel to rear of heater	Cement	1 sq. meter(s)	1	1	1	1 (10-25%)	0	0	0	0	4
18 (VS 17)	Ground floor, directors office rear store	panel to rear of heater	Cement	1 sq. meter(s)	1	1	1	1 (10-25%)	0	0	0	0	4
19 (VS 3)	Ground floor, directors office rear store	Loose fuse on fuse box	Flash guard	1 unit	2	1	2	1 (up to 100%)	0	0	0	0	6
20 (VS 8)	Ground floor, front office	Floor	Floor tiles and adhesive	10 sq. meter(s)	1	1	0	1 (7-25%)	0	0	0	0	3
21 (VS 3)	Mezzanine floor, above front office	Loose fuse on fuse box	Flash guard	1 unit	2	1	2	1 (up to 100%)	0	0	0	0	6
22 (VS 7)	Mezzanine floor, above front office	Within alcove	Paper lining to MMMF lagging	6 lin meter(s)	0	0	0	NAD	0	0	0	0	0

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Note: For Sample No.: (VS) = Visually Similar, (NS) = No Sample. For Asbestos Type: (NAD) = No Asbestos Detected, (P) = Presumed, (SP)=Strongly Presumed														
					Material Assessment (0-12)				Priority Assessment (0-12)				
Sample No.	Floor / Room	Location	Material	Quantity	Product Type	Extent of Damage	Surface Treatment	Asbestos Type (% content)	Occupant Activity	Likelihood Disturbance	Number of Occupants	Type maintenance	Risk Assessment Score
				(sq. m/lin m)	(1-3)	(0-3)	(0-3)	(1-3)	(0-3)	(0-3)	(0-3)	(0-3)	(0-24)
23	Mezzanine floor	Roof of prefabricated office	Roof felt	12 sq. meter(s)	0	0	0	NAD	0	0	0	0	0
24	Ground floor, warehouse 2	Stores area	Loose cement sheeting	8 stacks appromiately 1 meter high	1	2	1	1 (10-25%)	0	0	0	0	5
25 (VS 24)	Ground floor, warehouse 2	Stores area roof	Cement sheeting	250 sq. meter(s)	1	1	1	1 (10-25%)	0	0	0	0	4
26 (VS 24)	Ground floor, warehouse 2	End of stores	Loose cement sheeting	5 sq. meter(s)	1	2	1	1 (10-25%)	0	0	0	0	5
27	Ground floor, warehouse 2	Rear of warehouse	Gaskets	2 units	2	1	2	1 (up to 100%)	0	0	0	0	6

8. Asbestos Management Plan

Sample Number	Floor / Room	Location	Material / Asbestos Content	Action	Risk Level	Monitoring Period
1	Ground floor, warehouse 1	Perimeter wall	Coating to metal sheets / Chrysotile	Leave and manage in situ. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage annually
2	Ground floor, warehouse 1	Venting equipment	Textile gaskets / Chrysotile	Remove the ACM during routine maintenance and dispose of appropriately as hazardous waste. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage annually
3	Ground floor, throughout	Fuse boxes	Flash guards / Chrysotile	Leave and manage in situ. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage annually
4 (VS 1)	Ground floor, warehouse 1	Near ramp	Coating to metal sheet debris / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
5	Ground floor, warehouse 1	Redundant pipe on ramp	Cement / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove

Sample Number	Floor / Room	Location	Material / Asbestos Content	Action	Risk Level	Monitoring Period
6	Ground floor, warehouse 1	Column next to ramp stairwell	Loose rope / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
8	Ground floor, office 1	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
9 (VS 8)	Ground floor, office 2	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
10 (VS 2)	Ground floor, venting plant room	Venting equipment	Textile gasket / Chrysotile	Remove the ACM during routine maintenance and dispose of appropriately as hazardous waste. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage annually
11 (VS 5)	Ground floor, venting plant room	Flue pipe	Cement / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage on a 6 monthly basis

Sample Number	Floor / Room	Location	Material / Asbestos Content	Action	Risk Level	Monitoring Period
12 (VS 8)	Ground floor, office 3	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
14 (VS 8)	Ground floor, corridor outside WC	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Dependent on action taken
15 (VS 8)	Ground floor, office 5	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Dependent on action taken
16 (VS 8)	Ground floor, office 6	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Dependent on action taken
17	Ground floor, directors office	panel to rear of heater	Cement / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Dependent on action taken

Sample Number	Floor / Room	Location	Material / Asbestos Content	Action	Risk Level	Monitoring Period
18 (VS 17)	Ground floor, directors office rear store	panel to rear of heater	Cement / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Dependent on action taken
19 (VS 3)	Ground floor, directors office rear store	Loose fuse on fuse box	Flash guard / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
20 (VS 8)	Ground floor, front office	Floor	Floor tiles and adhesive / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Dependent on action taken
21 (VS 3)	Mezzanine floor, above front office	Loose fuse on fuse box	Flash guard / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
24	Ground floor, warehouse 2	Stores area	Loose cement sheeting / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove

Sample Number	Floor / Room	Location	Material / Asbestos Content	Action	Risk Level	Monitoring Period
25 (VS 24)	Ground floor, warehouse 2	Stores area roof	Cement sheeting / Chrysotile	Remove the ACM at the next major refurbishment using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage annually
26 (VS 24)	Ground floor, warehouse 2	End of stores	Loose cement sheeting / Chrysotile	Remove the ACM prior to the reoccupation of this area using a licensed asbestos removal contractor. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	None - remove
27	Ground floor, warehouse 2	Rear of warehouse	Gaskets / Chrysotile	Remove the ACM during routine maintenance and dispose of appropriately as hazardous waste. Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.	Very Low	Monitor for damage annually

8.1. Advising Tenants and Employees

The information contained within this report must be communicated to all persons liable to come into contact with the asbestos containing materials so that they can take adequate precautions to protect themselves and other building occupants.

8.2. Managing Contractors

Implement a procedure to ensure all contractors are made aware of the location of any asbestos within the building and any precautionary measures they **must** take prior to commencement of works. In particular the survey did not include the internal workings of electrical switchgear or the lift shaft and lift car. Contractors working with these appliances must adequately assess the risks of working with asbestos as part of their method statements.

8.3. Monitoring ACMs and Updating the Building Register

ACMs that are to be managed in situ must be monitored routinely in accordance with the timescale recommended in the Management Plan. This will involve conducting a visual inspection of the ACMs identified in the Building Register to check for damage or general deterioration that could lead to fibre release. The name, date and findings of the inspection should be recorded in the Asbestos Inspection Log. Any deterioration in condition should be notified to the management surveyor. A sample Asbestos Inspection Log can be found at the back of this report.

The Building register and location plans must be updated to reflect the findings of routine monitoring, discovery of additional ACMs or removal of ACMs.

8.4. Labelling

It is recommended that ACMs are labelled with the prescribed asbestos warning label where this is appropriate. The sign should conform to the prescribed form for labelling as shown;



Where it is inappropriate to sign, e.g. in public areas or where it will seriously detract from the decor, an alternative means of identifying the ACM should be deployed using plans and photographs.

Labelling cannot be relied on to identify the full extent of ACMs within a building, they are purely indicative and act as an immediate warning. Labels can readily be removed and/or fall away. Experience tells us that labels are very useful in areas such as plant rooms where they are less likely to be accidentally removed but less reliable in areas where the public have access. It is therefore essential that contractors are shown the Building Asbestos Register, photographs and plans so that they are in no doubt where the ACMs are located.

8.5. Working with Asbestos

Where exposure of employees to asbestos exceeds either;

- the 'sporadic and of low intensity' level as defined by Regulation 3 of the Control of Asbestos Regulations 2006;
- or the control limit as defined by Regulation 2 of the Control of Asbestos Regulations 2006;

a licensed contractor must be used. Additional guidance can be found in L143 'Work with material containing asbestos'. Where a licensed asbestos contractor is employed to remove ACMs it may be expedient and cost effective to remove any other ACMs identified at the same time.

Non-licensed contractors can carry out work on asbestos containing materials provided the works do not fall within the classification of licensable work, as defined by the Control of Asbestos Regulations 2006. Additional practical guidance for contractors undertaking such work can be found in HSG210 'Task sheets for building maintenance and allied trades'. All of these documents are available from the HSE.

Please note that contractors working on asbestos containing materials that do not require a licence must still comply with all other aspects of the Control of Asbestos Regulations 2006, including measures for limiting exposure to asbestos fibres. **For this reason SM&MS Ltd always recommend that licensed asbestos contractors should carry out any work with asbestos insulation, asbestos insulating board and asbestos coatings.**

8.6. Removal of and Reinstatement of ACMs

Where it has been recommended that an ACM be removed a decision must be made as to whether or not a non asbestos containing alternative needs to be reinstated.

Examples where this will be necessary include any ACMs that are an integral part of a fire suppression system, such as automated fire blankets, or any ACMs that act as fire break materials, such as asbestos insulating board cladding to the structural framework of a building. Where these are removed they will need to be reinstated. Other examples include ACMs that are important components of any plant equipment, such as compressed asbestos gaskets or asbestos textile rope seals.

9. Building Asbestos Register

Sample Number	Floor / Room	Location	Material / Asbestos Content	Plan Reference	Risk Level	Precautions
1	Ground floor, warehouse 1	Perimeter wall	Coating to metal sheets / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
2	Ground floor, warehouse 1	Venting equipment	Textile gaskets / Chrysotile	Pink	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
3	Ground floor, throughout	Fuse boxes	Flash guards / Chrysotile	Pink	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
4 (VS 1)	Ground floor, warehouse 1	Near ramp	Coating to metal sheet debris / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
5	Ground floor, warehouse 1	Redundant pipe on ramp	Cement / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
6	Ground floor, warehouse 1	Column next to ramp stairwell	Loose rope / Chrysotile	Pink	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
8	Ground floor, office 1	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.

Sample Number	Floor / Room	Location	Material / Asbestos Content	Plan Reference	Risk Level	Precautions
9 (VS 8)	Ground floor, office 2	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
10 (VS 2)	Ground floor, venting plant room	Venting equipment	Textile gasket / Chrysotile	Pink	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
11 (VS 5)	Ground floor, venting plant room	Flue pipe	Cement / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
12 (VS 8)	Ground floor, office 3	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
14 (VS 8)	Ground floor, corridor outside WC	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
15 (VS 8)	Ground floor, office 5	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
16 (VS 8)	Ground floor, office 6	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.

Sample Number	Floor / Room	Location	Material / Asbestos Content	Plan Reference	Risk Level	Precautions
17	Ground floor, directors office	panel to rear of heater	Cement / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
18 (VS 17)	Ground floor, directors office rear store	panel to rear of heater	Cement / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
19 (VS 3)	Ground floor, directors office rear store	Loose fuse on fuse box	Flash guard / Chrysotile	Pink	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
20 (VS 8)	Ground floor, front office	Floor	Floor tiles and adhesive / Chrysotile	Light Turquoise	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
21 (VS 3)	Mezzanine floor, above front office	Loose fuse on fuse box	Flash guard / Chrysotile	Pink	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
24	Ground floor, warehouse 2	Stores area	Loose cement sheeting / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
25 (VS 24)	Ground floor, warehouse 2	Stores area roof	Cement sheeting / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.

Sample Number	Floor / Room	Location	Material / Asbestos Content	Plan Reference	Risk Level	Precautions
26 (VS 24)	Ground floor, warehouse 2	End of stores	Loose cement sheeting / Chrysotile	Brown	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.
27	Ground floor, warehouse 2	Rear of warehouse	Gaskets / Chrysotile	Orange	Very Low	Do not disturb by breaking, drilling or otherwise abrading. If any works are likely to disturb the ACM ensure that suitable RPE/PPE is utilised.

An **Asbestos Management Survey** has inherent limitations. Whilst the survey team makes every reasonable effort to identify all ACMs present, the possibility remains that some ACMs may not be detectable, if they are located in inaccessible areas or are contained within the fabric of the building. As such it must be realised that the findings of an Asbestos Management Survey cannot be considered definitive.

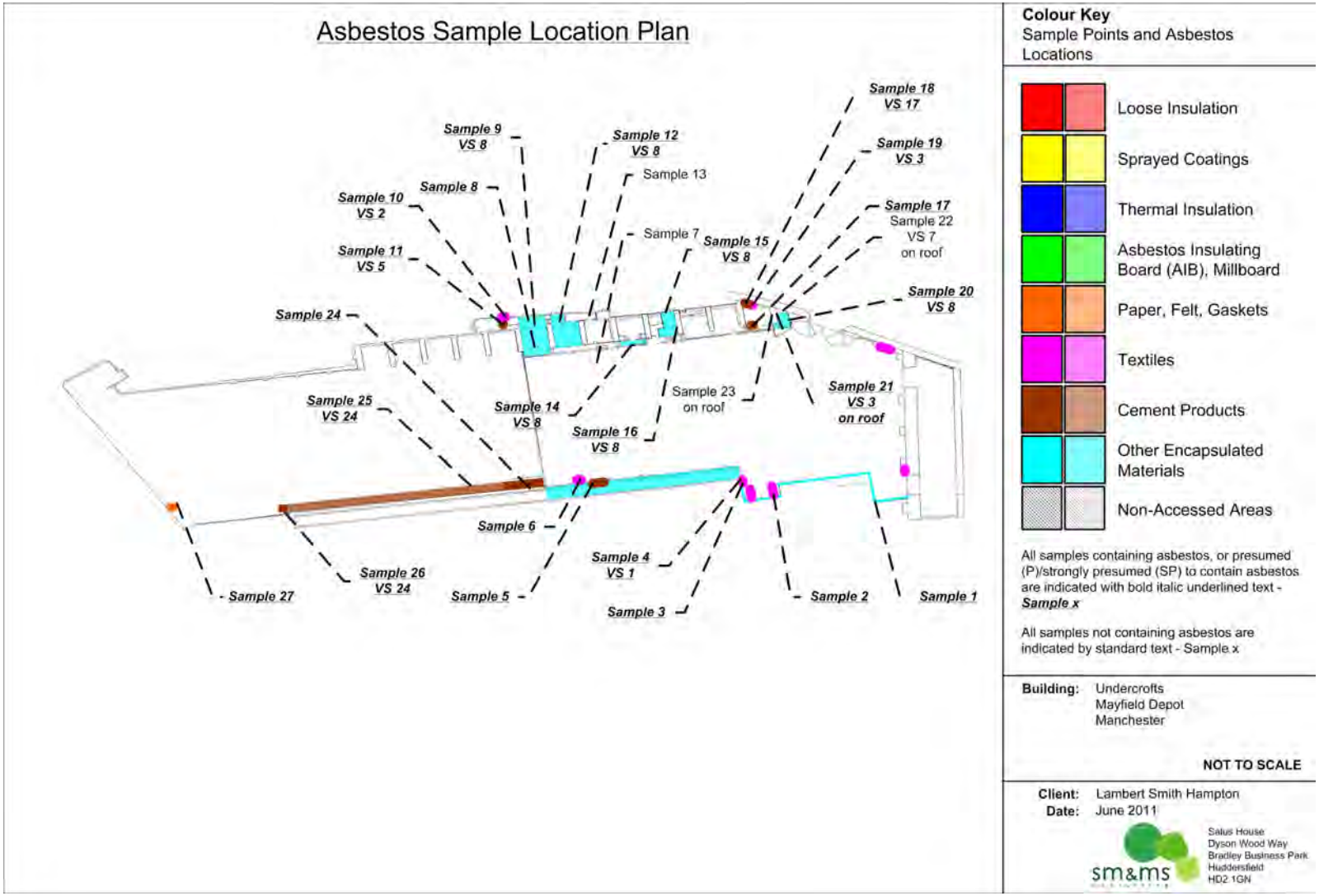
Where the fabric of a building is to be broken through prior to major refurbishment or demolition works, an **Asbestos Reburbishment/Demolition Survey** will be necessary.

The following survey specific areas were not accessed during the survey because they were locked, not reasonably accessible for reasons of health and safety or where excessive damage would have been done to procure the sample.

- It is possible that asbestos containing residues and debris from previous asbestos removal operations may remain undetected. Examples of this include thermal insulation residues to pipework installations and asbestos insulating board debris within structural voids. Where it is known that ACMs have been removed in the past, it is recommended that suitable precautionary measures are implemented.
- Asbestos containing debris has been identified in various external areas throughout the site. It is probable that further concealed asbestos containing debris remains undetected within undergrowth.
- Any sealed roof and/or ceiling voids where access is not practicable. Suspended ceilings tiles are typically lifted on a one per room basis, unless the room is too large in which several points of access will be made. Consequently it is possible that isolated asbestos containing materials may not be identified during the survey.

- Any floor, wall or ceiling surfaces that are obscured by fixed display units and shelving. This is particularly relevant in retail outlets and office accommodation.
- Inside walls behind the materials that are accessible from the exterior. Examples of this include partition walls where newer non-asbestos containing materials have potentially been placed on top of older asbestos containing materials.
- Internal materials within fire doors, door frames, window frames and beneath window sills. Destructive techniques would have to be employed in order to locate asbestos containing materials within such areas.
- It is often difficult or impossible to access/sample some parts of the external fabric of a building. Examples of this include elements to the highest parts of the building such as gutter work, as well as those materials encased within and/or underneath other materials such as damp proof courses.
- Subterranean service runs, ducts and voids were not accessed during the asbestos survey. Upon excavation of the site any such areas can be inspected in conjunction with specialist contractors.
- Textured coatings, bitumen products, and floor coverings are low risk products. The materials are not homogenous and it is therefore possible that areas not sampled may contain asbestos.
- The internal workings of any electrical, mechanical or heating equipment and machinery, including any associated electrical cabling, pipework and associated pipework elements such as flanges and valves. Upon the dismantling or decommissioning of any such equipment, further inspections can be made in conjunction with specialist contractors.
- Within floor voids, underneath fixed floor coverings or floorboards.
- Within solid structural framework and underneath solid floor/ceiling slabs. Specialist heavy-duty equipment would be required to investigate any such areas.
- No access could be gained within the susbstation at the time of the survey due to this area being locked and the door screwed in place.
- No access was gained within the former SNT signalling rooms off Warehouse 2 during the survey as we were advised that the area was not safe.

Appendix 1. Sample and Asbestos Location Plan



Appendix 2. Asbestos Bulk Sample Test Report

UKAS TESTING
2398

Eton House, 1 Eton Street,
Hull, HU3 4BN
Phone: 01482 221651
Mobile: 07855 409089
Fax: 01482 325602
e-mail: info@eastridinglabs.co.uk
www.eastridinglabs.co.uk

East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

28th June 2011

REPORT NUMBER ERL/28881

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Client:	Ms H Battye SM&MS Ltd Salus House Dyson Wood Way Bradley Business Park Huddersfield HD2 1GN
Site Reference:	Mayfield Depot, Manchester
Order Reference:	SMMS / 45326
Number of samples:	12
Sample(s) taken by:	H Battye of SM&MS Ltd
Date received:	27/06/11
Date of analysis:	28/06/11
Method:	Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.
Analysed by:	Miss C Sunman & Miss L Sylvester
Analysed at:	East Riding Laboratories Ltd, Hull

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RESULTS

Sample reference number	Laboratory reference number	Element sampled	Sample location	Type of asbestos detected **(results apply only to the sample(s) listed in this table)**
01	ERL/134184	Coating to metal sheeting	Mayfield Depot	Chrysotile (White Asbestos)
02	ERL/134185	Textile gasket	Mayfield Depot	Chrysotile (White Asbestos)
03	ERL/134186	Textile flash guard	Mayfield Depot	Chrysotile (White Asbestos)
05	ERL/134187	Redundant pipe	Mayfield Depot	Chrysotile (White Asbestos)
06	ERL/134188	Loose rope	Mayfield Depot	Chrysotile (White Asbestos)
07	ERL/134189	Pipe lagging	Mayfield Depot	No Asbestos Detected
08	ERL/134190	Grey floor tile & adhesive	Mayfield Depot	Chrysotile (White Asbestos)
13	ERL/134191	Textured coating to ceiling	Mayfield Depot	No Asbestos Detected
17	ERL/134192	Cement panel to wall heater	Mayfield Depot	Chrysotile (White Asbestos)
23	ERL/134193	Roofing felt	Mayfield Depot	No Asbestos Detected
24	ERL/134194	Cement sheet	Mayfield Depot	Chrysotile (White Asbestos)
27	ERL/134195	Gasket	Mayfield Depot	Chrysotile (White Asbestos)

REPORTED BY S Hart

Mrs S Hart BSc (Hons)

Managing Director

Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

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Appendix 3. Photographs

Sample 1. Coating to metal sheets, Perimeter wall, Ground floor, warehouse 1



Sample 2. Textile gaskets, Venting equipment, Ground floor, warehouse 1



Sample 2. Textile gaskets, Venting equipment, Ground floor, warehouse 1



Sample 2. Textile gaskets, Venting equipment, Ground floor, warehouse 1



Sample 3. Flash guards, Fuse boxes, Ground floor, throughout



Sample 3. Flash guards, Fuse boxes, Ground floor, throughout



Sample 3. Flash guards, Fuse boxes, Ground floor, throughout



Sample 3. Flash guards, Fuse boxes, Ground floor, throughout



Sample 3. Flash guards, Fuse boxes, Ground floor, throughout



Sample 4. VS 1. Coating to metal sheet debris, Near ramp, Ground floor, warehouse 1



Sample 4. VS 1. Coating to metal sheet debris, Near ramp, Ground floor, warehouse 1



Sample 5. Cement, Redundant pipe on ramp, Ground floor, warehouse 1



Sample 5. Cement, Redundant pipe on ramp, Ground floor, warehouse 1



Sample 6. Loose rope, Column next to ramp stairwell, Ground floor, warehouse 1



Sample 8. Floor tiles and adhesive, Floor, Ground floor, office 1



Sample 9. VS 8. Floor tiles and adhesive, Floor, Ground floor, office 2



Sample 10. VS 2. Textile gasket, Venting equipment, Ground floor, venting plant room



Sample 10. VS 2. Textile gasket, Venting equipment, Ground floor, venting plant room



Sample 11. VS 5. Cement, Flue pipe, Ground floor, venting plant room



Sample 12. VS 8. Floor tiles and adhesive, Floor, Ground floor, office 3



Sample 12. VS 8. Floor tiles and adhesive, Floor, Ground floor, office 3



Sample 13. Textured coating, Ceiling, Ground floor, small office within office 4



Sample 14. VS 8. Floor tiles and adhesive, Floor, Ground floor, corridor outside WC



Sample 15. VS 8. Floor tiles and adhesive, Floor, Ground floor, office 5



Sample 17. Cement, panel to rear of heater, Ground floor, directors office



Sample 18. VS 17. Cement, panel to rear of heater, Ground floor, directors office rear store



Sample 19. VS 3. Flash guard, Loose fuse on fuse box, Ground floor, directors office rear store



Sample 19. VS 3. Flash guard, Loose fuse on fuse box, Ground floor, directors office rear store



Sample 20. VS 8. Floor tiles and adhesive, Floor, Ground floor, front office



Sample 21. VS 3. Flash guard, Loose fuse on fuse box, Mezzanine floor, above front office



Sample 22. VS 7. Paper lining to MMMF lagging, Within alcove, Mezzanine floor, above front office



Sample 23. Roof felt, Roof of prefabricated office, Mezzanine floor



Sample 24. Loose cement sheeting, Stores area, Ground floor, warehouse 2



Sample 24. Loose cement sheeting, Stores area, Ground floor, warehouse 2



Sample 26. VS 24. Loose cement sheeting, End of stores, Ground floor, warehouse 2



Sample 27. Gaskets, Rear of warehouse, Ground floor, warehouse 2



Appendix 4. Glossary

ACM	Asbestos Containing Material
Amosite	'Brown' Asbestos
CAR	The Control of Asbestos Regulations 2006
Chrysotile	'White' Asbestos
Crocidolite	'Blue' Asbestos
MMMF	Man Made Mineral Fibre
NAD	No Asbestos Detected
NS	No Sample
P	Presumed
PPE	Personal Protective Equipment
RPE	Respiratory Protective Equipment
SP	Strongly Presumed
VS	Visually Similar

Appendix 5. Asbestos Inspection Log

Date	Name of Inspector	Findings	Date Notified Management Surveyor

Appendix 6. Priority Assessment Algorithm

The material assessment identifies the high risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment, which will also take into account factors such as;

- maintenance activity
- occupant activity
- likelihood of disturbance
- human exposure potential

The risk assessment includes a material assessment and a priority assessment.

The material assessment looks at the Type and condition of the ACM and the ease with which it will release fibres if disturbed.

The priority assessment looks at the likelihood of someone disturbing the ACM.

Maintenance activity

The first and most important factor, which must be taken into consideration, is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

Occupant activity

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom, or an attic, will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

Likelihood of disturbance

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

Human exposure potential

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

Priority assessment algorithms

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. An example of an algorithm for use in making the priority assessment is shown in Table 1. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary. The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipework insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor.

Table 1: Priority Assessment Algorithm

Assessment factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m2
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (e.g. strings, gaskets)
	1	10 m or 10 m pipe run.
	2	10 m to 50 m or 10 m to 50 m pipe run
	3	50 m or 50 m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	1 hour
	1	1 to 3 hours
	2	3 to 6 hours
	3	6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	1 per year
	2	1 per year
	3	1 per month